

TRACT MAP Tract #: TR36337

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND

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

50.TRANS. 2 MAP - STRIPING PLAN RECOMMND

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

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

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

50.TRANS. 5 MAP - LIGHTING PLAN RECOMMND

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

50.TRANS. 6 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

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50.TRANS. 6

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

RECOMMND

approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along street "A" from California Avenue to street "B" and between street "B" to street "I" (north side only).
- (2) Street lights on all interior streets.
- (3) Traffic signals located on California Avenue at intersection of Florida Avenue/SR-74 and Warren Avenue at intersection of Esplanade Avenue.
- (4) Graffiti abatement of walls and other permanent structures along all interior streets.
- (5) Street sweeping along all interior streets.

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. 7

MAP - DEDICATION

RECOMMND

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

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50.TRANS. 7

MAP - DEDICATION (cont.)

RECOMMND

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

Streets "A" from 0+00 to 5+47 +/- is designated as an ENHANCED LOCAL STREET and shall be improved with 44 foot full-width AC pavement and 6" concrete curb and gutter withint 66' full-width dedicated right-of-way in accordance with County Standard No. 104, Section A. (44'/66').

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 11' parkway.

All other interior streets (street "A" between street "B" and "G", street "C" through "G", and street "I" through street "L") are designated LOCAL STREET and shall be improved with 40' full-width AC pavement and 6" concrete curb and gutter within the 60 foot 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.

50.TRANS. 8

MAP - UTILITY PLAN

RECOMMND

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

50.TRANS. 9

MAP-SECONDARY EMERGENCY ACCESS

RECOMMND

Prior to map recordation, the project proponent shall provide secondary gated emergency access for this Tract Map through one of the following options:

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50.TRANS. 9

MAP-SECONDARY EMERGENCY ACCESS (cont.)

RECOMMND

Option 1: Beech Street Extension

Said access shall be the northerly extension of Beech Street to Tentative Tract Map No. 30036 ultimately connecting to Qeweewish Avenue (as shown on TR30336) in the City of San Jacinto. Secondary gated access shall be controlled by the Fire Department on site and via Emergency Command Center remote capability as approved by the Fire Department and not provide public vehicular access except in the event of an emergency. All components of the secondary gated access control systems shall be maintained operational, as approved by the Fire Department, at all times. The secondary gated access shall be a minimum of 20 feet (20') in width within a 40' right-of-way (typ.) with an all-weather surface capable of supporting Fire Department apparatus as approved by the Fire Department.

Should the project proponent be unable to secure all required access rights to establish the above secondary gated emergency access, the County may initiate any condemnation proceedings to satisfy this condition.

In addition to above, the tentative map shows Street "A" as the project's primary connection to California Avenue with a secondary connection via a 24' wide private street improved with AC pavement. This private street serving as a secondary connection to California Avenue shall not be gated and shall provide dedication for public utility purposes together with the right of ingress and egress for emergency vehicles.

Option 2: Four Seasons

Said access shall be the southerly extension of Street "G" transitioning to Singh Ct. through the Four Seasons development and ultimately accessing Florida Avenue/SR-74. Secondary gated access shall be controlled by the Fire Department on site and via Emergency Command Center remote capability as approved by the Fire Department and not provide public vehicle access except in the event of an emergency. All components of the secondary gated access control systems shall be maintained operational, as approved by the Fire Department, at all times. The secondary gated access shall be a minimum of 20 feet (20') in width with an all-weather surface capable of supporting Fire Department apparatus as approved by the Fire

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50.TRANS. 9 MAP-SECONDARY EMERGENCY ACCESS (cont.) (cont.RECOMMND

Department.

Should the project proponent be unable to secure all required access rights to establish the secondary gated emergency access described in Option 2, staff will not recommend the initiation of condemnation proceedings to satisfy this condition and the project proponent will need to provide the secondary emergency access through either Option 1 or 3 of this condition.

Option 3: Other

The project proponent shall identify and secure easements for a secondary gated access that is approved by the Transportation and Fire Department.

The project proponent shall disclose this condition of approval to all prospective owners/buyers of this project or as approved by the Director of Transportation. The Director of Transportation, with concurrence of the Fire Chief, may alter or waive any provision of this condition.

50.TRANS. 10 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. 11 MAP - IMP PLANS RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - CONSTRUCT RAMP RECOMMND

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

50.TRANS. 13 MAP - TS/DESIGN RECOMMND

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

None

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

50.TRANS. 14 MAP - TS/GEOMETRICS RECOMMND

The intersection of California Avenue (NS) at Street "A" (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane and one through lane
Southbound: one through lane
Eastbound: one shared left/through/right-turn lane
Westbound: N/A

or as approved by the Transportation Department.

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

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

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

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

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

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

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60.BS GRADE. 15 MAP - INTERCEPTOR DRAINS RECOMMND

Interceptor drains shall be installed in accordance with the California Building Code's section on "Drainage and Terracing" and shall be designed to accommodate the Q-100 year storm flows. The design shall include a maintenance access road for access to the interceptor drains.

60.BS GRADE. 19 MAP - SWPPP REVIEW RECOMMND

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

60.BS GRADE. 20 MAP-EMERGENCY OVERFLOW DEVICE RECOMMND

Subsurface drainage, flowing in easements adjacent to or in lots for homes, shall provide emergency overflow facilities in case the subsurface drainage is blocked to prevent inundation of residential lots.

E HEALTH DEPARTMENT

60.E HEALTH. 1 ENV.ASSESSMENT PHASE II STUDY RECOMMND

A Phase II Environmental Site Assessment is required to evaluate the recognized environmental Conditions identified in the Phase I Environmental Site Assessment. The results must be reviewed by the Environmental Cleanups Program (ECP). Contact ECP with questions regarding this requirements at (951) 955-8982.

EPD DEPARTMENT

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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is

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

occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

60.EPD. 2 EPD- MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) 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. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

60.EPD. 3 - BEECH ST BUOW SURVEYS RECOMMND

In the event that the project is required to construct the northern extension of Beech Street to achieve secondary access, the following condition shall apply. This condition is specific to the Beech Street extension site.

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60.EPD. 3 - BEECH ST BUOW SURVEYS (cont.)

RECOMMND

Once the County has secured legal access to the project site, and before the start of any grading, the County shall conduct a burrowing owl habitat assessment for the southern portion of the project site. The survey effort will be conducted in a manner consistent with the "Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area," dated March 29, 2006. If the site supports any suitable habitat, focused surveys will be conducted. In the event that occupied burrows are located in the project vicinity, the County shall implement the following measures.

-Avoidance will be the first option. If feasible, small changes will be made to the project design to avoid occupied burrowing owl burrows.

-Biological Monitoring shall be required during construction.

-Construction shall not occur within 150 meters of an occupied owl burrow during the nesting season.

-If an occupied owl burrow is located within 50 meters of the proposed project disturbance, and the project cannot be modified to avoid the 50 meter buffer area, then a burrowing owl relocation plan shall be prepared in consultation with the Regional Conservation Authority (RCA) and the Wildlife Agencies.

All documentation shall be forwarded to the RCA and Wildlife Agencies for the purposes of updating the JPR file.

60.EPD. 4 - BEECH ST RIP/RIV

RECOMMND

In the event that the project is required to construct the northern extension of Beech Street to achieve secondary access, the following condition shall apply. This condition is specific to the Beech Street extension site.

Once the County has secured legal access to the project site, and before the start of any grading, the County shall conduct Riparian/Riverine and Vernal Pool Assessment for the southern portion of the project site. If it is determined that the site supports previously unmapped resources, those areas shall be mapped and the following measures implemented.

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60.EPD. 4 - BEECH ST RIP/RIV (cont.)

RECOMMND

-Avoidance will be the first option. If feasible, small changes will be made to the project design to avoid impacts to resources protected under section 6.1.2 of the MSHCP.

-Biological Monitoring shall be required during construction to ensure all avoidance measures are implemented.

-In the event that avoidance is not feasible, a Determination of Biologically Equivalent or Superior Preservation (DBESP) shall be prepared in consultation with the Regional Conservation Authority (RCA) and the Wildlife Agencies.

-The DBESP shall propose mitigation of no less than 2:1 for Riverine impacts, and 3:1 for Riparian impacts.

All documentation shall be forwarded to the RCA and Wildlife Agencies for the purposes of updating the JPR file.

60.EPD. 5 - BEECH ST BIO MONITORING

RECOMMND

In the event that the project is required to construct the northern extension of Beech Street to achieve secondary access, the following condition shall apply. This condition is specific to the Beech Street extension site.

A qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.

60.EPD. 6 - BEECH ST BMP

RECOMMND

In the event that the project is required to construct the northern extension of Beech Street to achieve secondary access, the following condition shall apply. This condition is specific to the Beech Street extension site.

A qualified project biologist shall review all construction plans and schedules to ensure proper implementation of measures and guidelines described in section 7.5.1, 7.5.2, 7.5.3 and Appendix C/BMPs of the Western Riverside County Multiple Species Habitat Conservation Plan.

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60.EPD. 7

- BEECH ST BIO TRAINING

RECOMMND

In the event that the project is required to construct the northern extension of Beech Street to achieve secondary access, the following condition shall apply. This condition is specific to the Beech Street extension site.

A qualified biologist shall conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.

FIRE DEPARTMENT

60.FIRE. 2

MAP-#004 FUEL MODIFICATION

RECOMMND

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

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

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

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FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

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

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

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

60.FLOOD RI. 6 MAP PHASING RECOMMND

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

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP INEFFECT

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

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PARKS DEPARTMENT

60.PARKS. 1

MAP - TRAIL PLAN APPROVED COMM

RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 1

GEN- CULTURAL RESOURCES PROFE

RECOMMND

As a result of information contained in archaeological study number PD-A-4683, prepared by ASM AFFILIATES, INC, in MAY 2007, and confirmed during a site visit by the County Archaeologist on March 7, 2011, archaeological monitoring of all grading, trenching, and similar earth disturbances is required for this project in all areas where mass/rough grading, boulder or tree removals will occur as shown on the approved grading plan, including any retention basins. Archaeological monitoring shall not be required in areas or phases of fill dirt placement or during precise grading activities. Archaeological monitoring of annual fuels reduction activities within the designated fuels modification zones is also required.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeological Monitor." The Project Archaeological Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any tribal monitors. The Project Archaeological Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, boulder removals or blasting, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

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60.PLANNING. 1

GEN- CULTURAL RESOURCES PROFE (cont.)

RECOMMND

The Project Archaeological Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, tribal consultation, and potential recovery of cultural resources in coordination with the assigned tribal monitor.

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

NOTE:

1)The Project Archaeological Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and assigned tribal monitor throughout the process.

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

60.PLANNING. 3

GEN- TRIBAL MONITORING

RECOMMND

As a result of previous communications from the Soboba Band of Luiseno Mission Indians regarding the cultural resources within the project boundaries, tribal monitoring of the archaeological monitoring activities during grading shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the Soboba Band of Luiseno Mission Indians. This tribal representative shall be known as the Tribal Monitor for this project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall allowed be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

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60.PLANNING. 3

GEN- TRIBAL MONITORING (cont.)

RECOMMND

Tribal monitoring is not required during fill dirt placement or precise grading. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist and construction superintendent.

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

NOTE:

1) The Tribal Monitor is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process.

2) Tribal monitoring does not replace any required Cultural Resources monitoring by an archaeologist, but rather serves as a supplement for consultation and advisory purposes for Tribal interests only.

3) This agreement shall not modify any approved condition of approval or mitigation measures for cultural resources.

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met.

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

60.PLANNING. 4

MAP - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could

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60.PLANNING. 4

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the

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60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

60.PLANNING. 5 MAP- MONITORING & PRESERVTION RECOMMND

Prior to issuance of any grading permit (including clearing and grubbing), the Applicant / Permit Holder shall submit for review and acceptance three copies of a Cultural Resources Monitoring and Preservation Plan prepared by a County-certified professional archaeologist. This plan shall include detail about the specific requirements involved for grading monitoring, avoidance procedures for

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60.PLANNING. 5 MAP- MONITORING & PRESERVATION (cont.) RECOMMND

the sites to be preserved, procedures for tribal consultation, and conservation measures to ensure long-term preservation of the sites contained within dedicated open space areas. The easement documentation shall be submitted for review and acceptance by the County prior to issuance of any grading permit.

60.PLANNING. 6 MAP- CONSERVATION EASEMENT RECOMMND

Prior to issuance of any grading permit, the developer/permit holder shall submit two copies to the County Archaeologist of a fully executed easement for review and acceptance for the open space protection of three cultural resources.

60.PLANNING. 13 MAP - HILLSIDE DEV. STANDARDS RECOMMND

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

60.PLANNING. 14 MAP - SLOPE GRADING TECHNIQUES RECOMMND

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

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in

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60.PLANNING. 14 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 22 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 176.62 acres (gross) in accordance with Exhibit F for TENTATIVE MAP 36337. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 23 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 24 MAP - GRADING PLAN REVIEW RECOMMND

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

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60.PLANNING. 26 MAP - SLOPE STABILTY RPRT RECOMMND

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

60.PLANNING. 28 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 30 MAP- CRMP REQUIRED RECOMMND

Prior to issuance of any grading permit, the developer/permit holder shall cause to have prepared a Cultural Resoruces Management Plan (CRMP) to be submitted to the County Archaeologist for review and acceptance. The plan shall be submitted to the Soboba Band of Luiseno Mission Indians for comment. The CRMP shall be prepared by a County-certified professional archaeologist. The CRMP shall include, but not be limited to, a summary of the identified cultural resources within the project boundaries, the results of findings for mitigation and preservation requirements, Site Protection Plans (SPPs) for site to be preserved in open space areas, and Data Recovery Plans (DRPs) for sites that cannot be avoided and preserved, and require archaeological excavation as mitigation. The CRMP shall contain a Discovery Plan with detailed provisions for the treatment of unanticipated finds during project construction, including provisions for human remains, and tribal consultation.

60.PLANNING. 31 MAP- RESOURCE NOMINATIONS RECOMMND

Prior to issuance of any grading permits, the developer/permit holder shall cause to have prepared nomination packages for potential listing on the California Register of Historic Resources (CRHR), with the preparation of nominations to be by a County-certified professional archaeologist. The nomination packages shall be submitted to the County Archaeologist for review and acceptance for

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60.PLANNING. 31 MAP- RESOURCE NOMINATIONS (cont.) RECOMMND

 submittal to the California Office of Historic Preservation for their consideration for listing. Cost of nomination review shall be paid for by the developer/permit holder through grading permit fee deposit or minor plot plan application fee deposit.

60.PLANNING. 32 MAP - GEOLOGIST'S COMMENTS RECOMMND

 Should Beech Street be selected as secondary access for this project, the proponent for constructing the road shall cause to be prepared and submitted to the County Geologist for review a geologic/geotechnical study to assess the potential for geologic hazards to impact the roadway and provide mitigation recommendations as appropriate. This study shall include, at a minimum, evaluation of landslide, rockfall, slope instability and erosion.

60.PLANNING. 33 MAP - BLASTING RECOMMND

 In the event Beech Street is selected for secondary access for this project, the project engineer and geotechnical consultant shall review the proposed grading plans and perform a rippability analysis to determine the potential for needing to blast the bedrock material to reach design grades. Should blasting be necessary, a qualified blasting contractor shall be employed by the developer for the proper design and implementation of a blasting program that minimizes impacts to any surrounding receptor in accordance with the US Bureau of Mines recommendations.

 Monitoring of any blasting operations shall be conducted by the Riverside County Building and Safety Department - Grading division.

60.PLANNING. 34 MAP - F&G CLEARANCE RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 34 MAP - F&G CLEARANCE (cont.) RECOMMND

agreement shall be submitted with the notification.

60.PLANNING. 35 MAP - ACOE CLEARANCE RECOMMND

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

60.PLANNING. 36 MAP - USACE MITIGATION RECOMMND

To mitigate the direct filling of US Army Corp jurisdictional waters and CDFW jurisdictional streambeds on the On-Site Project component, the applicant or successor in interest shall provide evidence to the Planning Department that a purchase 0.26 acres of compensatory mitigation credits has been completed to the satisfaction of the Planning Director.

60.PLANNING. 37 MAP - NOISE MM (1) RECOMMND

The applicant shall provide evidence to Planning that the following requirements have been addressed:

-During all Project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site;

-The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction;

-The Project proponent shall mandate that the construction

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60.PLANNING. 37 MAP - NOISE MM (1) (cont.)

RECOMMND

contractor prohibit the use of music or sound amplification on the Project site during construction;

-The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment; and

-All Project workers exposed to noise levels above 80 dBA shall be provided with personal protective equipment for hearing protection (i.e., earplugs and/or earmuffs); areas where noise levels are routinely expected to exceed 80 dBA shall be clearly posted with signs requiring hearing protection be worn.

60.PLANNING. 38 MAP - NOISE MM (2)

RECOMMND

The applicant shall provide evidence to Planning that the following has been addressed:

-For high-noise activities (dumping of ballast materials for example) taking place adjacent to existing sensitive receptors, small, portable noise barriers should be placed near the noise-producing equipment, between the noise source and the receptors. These barriers may be constructed from on-site (for example) from 4-foot by 8-foot sheets of marine plywood (minimum one-inch thickness) or one and one eighth inch (1 1/8") tongue-in-groove sub-floor, backed with three and a half inch thick R-11 fiberglass insulation for sound absorption. Several such panels may be hinged together in order to be self-supporting and to provide a continuous barrier; and

-If blasting is required, the Project proponent will hire a blasting specialist to design and monitor and blasting activities to not exceed 0.20 PPV at nearby residences.

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE INSPECTION

RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the

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70. PRIOR TO GRADING FINAL INSPECT

70.PARKS. 1 MAP - TRAIL GRADE INSPECTION (cont.) RECOMMND

proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated December 27, 2010, generally summarized as follows:

Prior to issuance of a building permit for EACH PHASE, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP should identify the materials that will be generated by construction and development, projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities, and/or haulers that will be utilized, and the targeted recycling or reduction rate.

Prior to issuance of an occupancy permit for EACH PHASE, evidence (receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

Hazardous materials are not accepted at Riverside County landfills and any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents.

Use of mulch and/or compost in the development and maintenance of landscaped areas and consider xeriscaping and the implementation of drought tolerant/ low maintenance vegetation within the project area.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE - WASTE MNGMNT PLAN

RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (RESIDENTIAL):
Included within the building plan submittal documents to

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80.BS PLNCK. 1 USE - WASTE MNGMNT PLAN (cont.) RECOMMND

the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that identifies the following:

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse, on the project, or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (Source-separated) or bulk mixed (Single stream).
3. Identify diversion facilities where the construction and waste material will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 955-486-3200.

FIRE DEPARTMENT

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND
Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND
All utility extensions within a lot shall be placed underground.

80.PLANNING. 3 MAP - ELEVATION & FLOOR PLAN RECOMMND
Elevations and floor plans shall substantially generally conform to approved Exhibit: DESIGN MANUAL.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND
Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND
Impacts to Hemet Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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80.PLANNING. 15

MAP - MODEL HOME COMPLEX

RECOMMND

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

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

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

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

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

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80.PLANNING. 16 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 17 MAP - FINAL SITE PLAN RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the approved Design Manual, Exhibit: Design Manual.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional

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

RECOMMND

floor plan for every 100 dwelling units above 100 units. For development projects that are to be constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

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

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

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

80.PLANNING. 18 MAP - Walls/Fencing Plans

RECOMMND

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

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal

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80.PLANNING. 18

MAP - Walls/Fencing Plans (cont.)

RECOMMND

view of all fences shall be shown on the fencing plan.

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

C. No fence shall exceed six feet in height measured from the high side grade. Decorative pillars and pedestals may extend up to an additional (16) inches above the maximum wall heights.

D. When changes in pad elevation occur, the wall or fence shall be stepped in equal vertical intervals. No step shall exceed twelve (12) inches in height.

E. All walls and fences shall end in pilaster. The design of the pilaster shall reflect the shape of the supports used in the entry monuments and use of similar materials.

F. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability and shall be a minimum of five feet in height.

G. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability. (Applicants shall provide specifications that shall be approved by the Planning Department).

H. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

I. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open

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

to public view shall have fences or walls constructed of decorative block,

J. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

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

All wall and fence plans and materials must conform to Riverside County guidelines. Written approval from each agency is required and must be submitted to the master developer prior to installation.

80.PLANNING. 19 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated December 27, 2010, generally summarized as follows:

Prior to issuance of a building permit for EACH PHASE, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP should identify the materials that will be generated by construction and development, projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities, and/or haulers that will be utilized, and the targeted recycling or reduction rate.

Prior to issuance of an occupancy permit for EACH PHASE, evidence (receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

Hazardous materials are not accepted at Riverside County

TRACT MAP Tract #: TR36337

Parcel: 455-090-051

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP - AGENCY CLEARANCE (cont.)

RECOMMND

landfills and any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents.

Use of mulch and/or compost in the development and maintenance of landscaped areas and consider xeriscaping and the implementation of drought tolerant/ low maintenance vegetation within the project area.

80.PLANNING. 20 MAP - FAA REQ

RECOMMND

Prior to the issuance of any building permits for any structures within the Tentative Tract Map, the applicant shall have received a determination of "Not a Hazard to Air Navigation" form the Federal Aviation Administration (FAA) Obstruction Evaluation Service for each such structure or otherwise determined that a particular structure would not require review by FAA pursuant to FEE Part 77 (i.e. any structure within 20,000 feet of Hemet- Ryan Airport Runway 5-23 which exceeds a 100:1 surface from any point on the runway). Copies of such FAA determinations shall be provided to the Riverside County Planning Department, Riverside County Building and Safety Department, and the Riverside County Airport Land Sue Commission, with sufficient identification of case numbers as to enable prompt filing.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION

RECOMMND

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

TRACT MAP Tract #: TR36337

Parcel: 455-090-051

90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

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

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

90.BS GRADE. 5 MAP - WQMP ANNUAL INSP FEE RECOMMND

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

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

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

1. Precise grade inspection.

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

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

2. Completion of drainage swales, berms and required

TRACT MAP Tract #: TR36337

Parcel: 455-090-051

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S (cont.) RECOMMND

drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

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

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

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

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

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

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

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices

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13:08

Riverside County LMS
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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2

MAP BMP - EDUCATION (cont.)

RECOMMND

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

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

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

90.FLOOD RI. 3

MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 4

MAP FACILITY COMPLETION

RECOMMND

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

TRACT MAP Tract #: TR36337

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90. PRIOR TO BLDG FINAL INSPECTION

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL GRADE RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

PLANNING DEPARTMENT

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT RECOMMND

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

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

The TENTATIVE MAP is not located within a CSA. If a CSA is formed prior to the ISSUANCE OF BUILDING FINAL INSPECTION the TENTATIVE MAP must join and pay applicable QUIMBY Fees.

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 6 MAP - FENCING COMPLIANCE RECOMMND

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

11/19/14
13:08

Riverside County LMS
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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 MAP - ROOF RUN-OFF DISCHARGE

RECOMMND

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

90.PLANNING. 11 MAP - SKR FEE CONDITION

RECOMMND

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 176.62 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 12 MAP- MITIGATION MONITORING

RECOMMND

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

Environmental Assessment No. 42410.

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

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

RECOMMND

All residences shall have automatic roll-up garage doors.

TRACT MAP Tract #: TR36337

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14

MAP - AGENCY CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated December 27, 2010, generally summarized as follows:

Prior to issuance of a building permit for EACH PHASE, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP should identify the materials that will be generated by construction and development, projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities, and/or haulers that will be utilized, and the targeted recycling or reduction rate.

Prior to issuance of an occupancy permit for EACH PHASE, evidence (receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

Hazardous materials are not accepted at Riverside County landfills and any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents.

Use of mulch and/or compost in the development and maintenance of landscaped areas and consider xeriscaping and the implementation of drought tolerant/ low maintenance vegetation within the project area.

TRANS DEPARTMENT

90.TRANS. 1

MAP - WRCOG TUMF

RECOMMND

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

TRACT MAP Tract #: TR36337

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - STREET LIGHTS INSTALL

RECOMMND

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

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

90.TRANS. 3 MAP - UTILITY INSTALL

RECOMMND

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

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

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

RECOMMND

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

- (1) Landscaping along street "A" from California Avenue to street "B" and between street "B" to street "I" (north side only).
- (2) Streetlights on all interior streets.
- (3) Traffic signals located on California Avenue

TRACT MAP Tract #: TR36337

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90. PRIOR TO BLDG FINAL INSPECTION

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

at intersection of Florida Avenue/SR-74 and Warren Avenue at intersection of Esplanade Avenue.

- (4) Graffiti abatement of walls and other permanent structures along all interior streets.
- (5) Street sweeping along all interior streets.

90.TRANS. 5 MAP - 80% COMPLETION RECOMMND

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

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

TRACT MAP Tract #: TR36337

Parcel: 455-090-051

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - 80% COMPLETION (cont.)

RECOMMND

installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 6

MAP - TS/INSTALLATION

RECOMMND

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

None

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1

MAP - TRAIL/PARK CONSTRUCTION

RECOMMND

Prior to the issuance of the 166 building permit or completion of Phase I, whichever occurs first, the applicant shall begin construction of the trail and park as shown on the exhibit/trail plan approved by the District.

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13:08

Riverside County LMS
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Parcel: 455-090-051

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PARKS. 1 MAP - TRAIL/PARK CONSTRUCTION (cont.) RECOMMND

The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

100.PARKS. 2 MAP - TRAIL/PARK MAINT. MECHAN RECOMMND

Prior to the issuance of the 166 building permit or completion of Phase I, whichever occurs first, the applicant shall provide written documentation to Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

100.PARKS. 3 MAP - TRAIL/PARK CONSTRUCT COM RECOMMND

Prior to the issuance of the 166 building permit or completion of Phase I, whichever occurs first, the applicant shall complete construction of the trail(s)/park(s) as shown on the exhibit/trail/park plan approved by the District and have scheduled an inspection with the District for its approval of the completed work.

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

DATE: December 14, 2010

FILE COPY

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D.Geology Section-D. Jones

Riv. Co. GIS – Phillip Kang
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Sheriff's Department
Riv. Co. Waste Management Dept.
Riv. Co. ALUC – John Guerin
Hemet Ryan Airport
3rd District Supervisor
3rd District Planning Commissioner

City of Hemet
Hemet Unified School Dist
Eastern Municipal Water Dist.
Southern California Gas
Southern California Edison
Verizon
Regional Quality Control Board – Santa Ana
US Postal Service

TENTATIVE TRACT MAP NO. 36337 - EA42410 – Applicant: Reinhart Canyon Assc LLC – **Engineer/Representative:** United Engineering Group - Third Supervisorial District - Hemet-San Jacinto Zoning District - San Jacinto Valley Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum), Open Space: Recreation (OS-R), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – **Location:** Northerly of Parry Drive, Southerly of Jelanie Lane and Westerly of California Avenue - 364.7 Gross Acres - **Zoning:** Residential Agriculture - 20 Acre Minimum (R-A-20), Mobilehome Subdivision and Mobilehome Park (R-T), Controlled Development Areas (W-2), Open Area Combining Zone-Residential Developments (R-5) - **REQUEST:** Schedule B subdivision of 361.6 acres into 340 residential lots with a minimum size of 19,638 sq. ft. and 7 lettered lots. - **APN(s):** 455-080-004, 455-080-021, 455-090-009, 455-090-024, 455-090-025, 455-090-027, 455-090-029, 455-090-031, 455-090-037, 455-090-038, 455-090-041, 455-090-044, 455-090-046, 455-090-051

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on January 6, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: April 7, 2011

TO:

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

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

P.D. Comm. Facilities Section-M. Mehta
P.D. Archaeologist-L. Mouriquand

TENTATIVE TRACT MAP NO. 36337 AMENDED NO. 1 - EA42410 – Applicant: Reinhart Canyon Assc LLC – Engineer/Representative: United Engineering Group - Third Supervisorial District - Hemet-San Jacinto Zoning District - San Jacinto Valley Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum), Open Space: Recreation (OS-R), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – Location: Northerly of Parry Drive, Southerly of Jelanie Lane and Westerly of California Avenue - 364.7 Gross Acres - Zoning: Residential Agriculture - 20 Acre Minimum (R-A-20), Mobilehome Subdivision and Mobilehome Park (R-T), Controlled Development Areas (W-2), Open Area Combining Zone-Residential Developments (R-5) - **REQUEST:** Schedule A subdivision of 361.6 acres into 343 residential lots with an average lot size of 12,106 size and 22 lettered lots. - APN(s): 455-080-004, 455-080-021, 455-090-009, 455-090-024, 455-090-025, 455-090-027, 455-090-029, 455-090-031, 455-090-037, 455-090-038, 455-090-041, 455-090-044, 455-090-046, 455-090-051

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 **May 12, 2011 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

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

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 30, 2012

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. Parks & Open Space District

Riv. Co. Environmental Programs Division
P.D. Geology Section-D. Jones
P.D. Archaeology Section

TENTATIVE TRACT MAP NO. 36337 AMENDED NO. 2 - EA42410 – Applicant: Reinhart Canyon Assc LLC – Engineer/Representative: United Engineering Group - Third Supervisorial District - Hemet-San Jacinto Zoning District - San Jacinto Valley Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – Location: Northerly of Parry Drive, Southerly of Jelanie Lane and Westerly of California Avenue – 176.62 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** Schedule A subdivision of 176.62 acres into 173 residential lots with an average lot size of 11,718 size and 18 lettered lots. – APN's: 455-080-004, 455-080-021, 455-090-027, 455-090-029, and 455-090-031

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 **August 16, 2012 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
4TH CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 14, 2013

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. Parks & Open Space District

Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section

TENTATIVE TRACT MAP NO. 36337 AMENDED NO. 3 - EA42410 – Applicant: Reinhart Canyon Assc LLC – Engineer/Representative: United Engineering Group - Third Supervisorial District - Hemet-San Jacinto Zoning District - San Jacinto Valley Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – Location: Northerly of Parry Drive, Southerly of Jelanie Lane and Westerly of California Avenue – 176.62 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** Schedule A subdivision of 176.62 acres into 172 residential lots with an average lot size of 11,781 size and 18 lettered lots. – APN's: 455-080-004 455-080-021, 455-090-027, 455-090-029, and 455-090-031

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 on April 11, 2013** deadline, in order that they may be incorporated in the staff report package for this project.

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
5th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 27, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health
Riv. Co. Fire Department
Riv. Co. Building & Safety – Plan Check

Riv. Co. Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
Riv. Co. Geology – Dave Jones

P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson

CHANGE OF ZONE NO. 07839 and TENTATIVE TRACT MAP NO. 36337 AMENDED NO. 4 – EA42410 – Applicant: Reinhart Canyon Ass. LLC – Engineer/Representative: United Engineering Group – Third Supervisorial District – Hemet-San Jacinto Zoning District – San Jacinto Valley Area Plan: Community Development: Low Density Residential (CD-LDR) (½ Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – Location: Northerly of Parry Drive, Southerly of Jelanie Lane and Westerly of California Avenue – 176.62 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST: The Change of Zone is proposing to change the properties zoning on a portion of the site from Controlled Development Areas (W-2) zoning to Planned Residential (R-4) zoning. Schedule B subdivision of 176.62 acres into 332 residential lots with a minimum lot size of 3500 size and 29 lettered lots. **NOTE: This map has changed substantially since the last review. The project is now being processed with an R-4 zone change.** – APN's: 455-080-004, 455-080-021, 455-090-027, 455-090-029, and 455-090-031**

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on July 17, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Transportation, B&S Grading, Parks, EPD, Landscape, Archae.

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.

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.

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

COMMENTS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
5th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 24, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health
Riv. Co. Fire Department
Riv. Co. Building & Safety – Plan Check

Riv. Co. Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
Riv. Co. Geology – Dave Jones

P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson

TENTATIVE TRACT MAP NO. 36337 AMENDED NO. 4 (Revised date) – EA42410 – Applicant: Reinhart Canyon Ass. LLC – **Engineer/Representative:** United Engineering Group - Third Supervisorial District – Hemet-San Jacinto Zoning District – San Jacinto Valley Area Plan: Community Development: Low Density Residential (CD-LDR) (½ Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – **Location:** Northerly of Parry Drive, Southerly of Jelanie Lane and Westerly of California Avenue – 176.62 Gross Acres - **Zoning:** Controlled Development Areas (W-2) - **REQUEST:** Schedule A subdivision of 176.62 acres into 332 residential lots with a minimum lot size of 3500 size and 29 lettered lots. **NOTE: This map has been only slightly revised to address flood control changes along California Ave. – APN's:** 455-080-004, 455-080-021, 455-090-027, 455-090-029, and 455-090-031

This exhibit has the same Amd Number (4) but a new date. No LDC is scheduled, this is just to update your files. Please contact Matt Strait immediately if your department has a concern with this version of the map.

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

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.

October 29, 2014

Riverside County Planning Department

Attn: Matt Straite

P. O. Box 1409

Riverside, CA 92502-1409

Dear Mr. Straite and to Whom It May Concern,

We are responding to the notice regarding the intent to adopt a mitigated negative declaration for Reinhart Canyon and the proposed high density development.

As property owners in Four Seasons Retirement Community, we are concerned about the increased traffic impact on the present two-lane California Avenue and adjacent roads near our property in west Hemet, CA.

Also, after recent local heavy rains, we have suffered first-hand the devastating effects from inadequate gutters, with tons of sliding mud damaging our other property and our neighbors'. The planners and developer did not adequately plan for any 30-100 year floodwaters draining from adjacent hills. A high density residential zoning will bring the same kind of disaster in Reinhart Canyon.

Additionally, this fire-prone coastal sage scrub habitat is well-known for its proximity to the San Jacinto Fault, as well.

We need assurance that thorough, non-biased studies ensure the safety of all, as far as traffic, floods, fire, and seismicity, and that this project adjacent our neighborhood is in compliance with all laws. Please keep us updated.

Sincerely,


Donald and Sharon Domenigoni



Dr. Barry L. Kayrell
Superintendent

Dr. LaFaye Platter
Deputy Superintendent

Dr. David Horton
Assistant Superintendent

Vince Christakos
Assistant Superintendent

**Professional Development
Service Center**

1791 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-5115

**Professional Development
Academy**

2085 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-6421

www.hemetusd.k12.ca.us

Governing Board

Paul Bakkom
Dr. Lisa DeForest
Marilyn Forst
Vic Scavarda
James Smith
Ross Valenzuela
Joe Wojcik

October 30, 2014

Matt Straite
Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502
(951) 955-1888

Re: TR 36337 and CZ 7839

Dear Mr. Straite,

Hemet Unified School District (HUSD) is in receipt of the Notice of Public Hearing for the above-referenced project known as Meadowview (Project). The Project is located in Reinhardt Canyon, north of Tres Cerritos Ave and west of California Ave. The Project proposes to subdivide 176.62 gross acres into 332 residential lots. The residential lots will comprise 33.42 acres, the remainder of which is to be used for open space and recreation purposes.

The Project area is currently served by Cawston Elementary School for grades K-5, Rancho Viejo Middle School for grades 6-8 and Tahquitz High School for grades 9-12. However, per Condition of Approval 10.EVERY.2 for the Project, all residential units shall be senior restricted. Thus, the Project will not generate any additional students for HUSD. If this requirement changes at any time please contact HUSD as soon as possible.

HUSD's current School Fees are \$4.00 per square foot of new residential construction and \$0.54 per square foot of commercial/industrial and senior residential construction. Payment of School Fees is required prior to issuance of building permits. HUSD only accepts certified checks as payment for School Fees. Please contact the HUSD Facilities Dept. for fee calculation prior to issuing a check.

If you have any questions, please contact me at (951) 765-5100 x5465 or jbridwell@hemetusd.k12.ca.us.

Sincerely,

Jesse Bridwell
Facilities Planner





COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY
Transportation Department



Juan C. Perez, P.E., T.E.
Director of Transportation

DATE: February 11, 2013
TO: Matt Straite, Project Planner
FROM: Bob Robinson, Senior Land Surveyor *RTR*
SUBJECT: Reinhardt Canyon - Tract Map 36337

This letter is in response to your request for my opinion regarding the secondary emergency access for Tentative Tract Map 36337.

I have reviewed the tentative map conditions for Tract 28286, and the Final Map for Tract 28286-10 and secondary emergency access was not provided across Lot "N".

Since the City of Hemet has taken fee title to Lot "N", I have reviewed a document that the City prepared "reserving" an easement for secondary emergency access for "existing residents of Reinhardt Canyon". This does not provide for "secondary emergency access" for future residents of Reinhardt Canyon.

In conclusion, based on all the documents that have been provided and I have reviewed, there is no existing easement over Lot "N" providing "secondary emergency access" in favor of Tentative Tract 36337.



City of Hemet

PLANNING

445 EAST FLORIDA AVENUE · HEMET, CALIFORNIA 92543

(951) 765-2375

April 25, 2011

RIVERSIDE COUNTY PLANNING DEPARTMENT
PO BOX 1409
RIVERSIDE, CA 92502-1409

ATTENTION: Matt Straite
Project Planner

**RE: Proposed Tentative Tract Map No. 36337 and
EA 42410 – Reinhart Canyon Association, LLC**

Dear Mr. Straite,

Thank you for the opportunity to comment on the proposed TTM No. 36337 prior to it being scheduled for public hearing. As you know, the project site is located immediately adjacent to the City of Hemet and is within our sphere of influence. In addition, because the site and general area is within a "box" canyon, the potential effects of the project will directly impact the City of Hemet in terms of circulation, drainage, and public safety, as well as the secondary effects of concentrating population and housing within a constrained area. The following comments are offered for your consideration, based on our preliminary review of the tentative tract map.

1. **Community Compatibility and General Plan Consistency**

The City of Hemet is in the process of preparing a comprehensive update to our General Plan (anticipated to be released in June, 2011), and has worked extensively with homeowners and property owners in the Reinhardt Canyon area. Without a doubt, the consensus of residents in the area is to keep the area rural. The City of Hemet concurs with the residents and has shown the area as Rural Residential (5-acre minimum lot size) on our draft Land Use Plan. The surrounding hillside areas are designated as Hillside Residential, with a minimum lot size of 10-acres. It is our understanding that these designations are also consistent with the land use recommendations supported by the County of Riverside in its five year update to the county's General Plan.

Following extensive review by our General Plan Advisory Committee and concurrence by the City Council, the City of Hemet made a determination to respect the existing land use pattern, lifestyle, and unique character of the equestrian-oriented neighbourhood in Reinhardt Canyon.

The City believes the rural density already established in the area is appropriate given the environmental, public safety, and access constraints apparent within the canyon. The City of Hemet supports the retention of rural estates in this area, as it adds to the overall diversity of housing types within the City and our Sphere of Influence. Therefore, the proposed tentative tract map, as proposed, is inconsistent with our draft General Plan land use categories for the area, and appears to also be inconsistent with the County's recent general plan amendment effort.

2. Emergency Services

Of primary concern to the City of Hemet is the impact the project will have on the provision of emergency services. The nearest County fire facilities are in the community of Homeland (Station #54) approximately 6 miles from the project site, and Station #34 in Winchester, over 10 miles from the project. Conversely, the City of Hemet's Fire Station #3 is approximately 3 ½ miles from the site and conceivably will be expected to provide a majority of first responder services under mutual aid agreements. How will the project affect the County's, or the City's, ability to provide services to the project and what impact will that have on the overall provision of emergency services to other parts of the City?

This project, as proposed, has the potential to significantly encumber the Hemet Fire Department's current delivery system of fire protection and emergency medical services. A response time of 5 minutes or less for 80 percent of the fire and emergency medical calls on both a citywide and response area basis has been established by the adoption of Measure EE by the Hemet voters on November 3, 1992. This Project has been determined to be beyond the established response time criteria. The City of Hemet requests that a plan for mitigation of the impact on additional emergency services required by the proposed project needs to be determined and approved prior to the County's action on the project.

The project is located within an area of High Fire Hazard due to the steep hillsides and native vegetation. In addition, the box canyon configuration of Reinhart Canyon further exacerbates the fire and safety danger for future residents. The City of Hemet respectfully requests that a Fire Protection Plan (FPP) be prepared for the project, and include mitigation measures consistent with the unique problems resulting from the location, topography, geology, flammable vegetation, and climate of the proposed site. The FPP should address water supply, access, building ignition and fire resistance, fire protection systems and equipment, defensible space and vegetation management, in accordance with adopted codes and recognized standards.

3. Access and Traffic

The project is proposing 340 homes with only one point of public access (California Avenue) and the site is within a high risk fire area. The City is concerned that ingress/egress is inadequate for this level of density and could hinder the provision of emergency services to the site, while conversely preventing residents from quickly evacuating the area in the event of an emergency.

It appears that the project is proposing a secondary emergency access through the Four Seasons project to the south, within the City of Hemet. However, when the Four Seasons project was approved, it was anticipated that adjacent development would remain at rural levels. The project proponent needs to address the potential impacts of the project on Four Seasons, and whether or not the emergency access easement is sufficient for the number of homes proposed. The inability to be able to provide two points of public access into and out of the canyon is one of the reasons that the City has retained the rural density for this area in our general plan.

Although the City has not seen the traffic study or environmental analysis for the project, it is estimated that the proposed project will add over 3,400 trips per day to the road system (based on ITE trip rates of 10+ trips per day), which may impact existing intersections within the City of Hemet. Please coordinate with the City on these potential traffic impacts and mitigation measures.

The proposed map shows that full width construction of California Road will not occur in conjunction with the project. While ½ street section improvements are typical when adjoining development is expected to occur in the future, in this case adjoining properties on the east side of California Avenue are built already, and there is no opportunity to require improvements to complete the roadway to the level shown on the map. The City recommends that the project be required to construct full width improvements for California Avenue. It should also be noted in the environmental assessment that there is no possibility of a future extension of California Avenue to the north to provide a second point of connection. In addition to the significant hillsides that would need to be blasted and graded for this to occur, there is also protected habitat on both sides of the canyon that would be impacted, making any future extension highly unlikely.

4. Hydrology

The submitted map shows Reinhardt Canyon drainage flows being collected into two basins and then conveyed through what appears to be two storm water pipes under California Ave. to the Four Seasons channel. Please provide detailed hydrology studies to the City of Hemet which provides information on flow rates, velocity, peak rates, etc. and how the flows will affect the Four Seasons Channel.

Some of the City's concerns are:

- a. Whether or not the Four Seasons channel has adequate capacity to handle increased flows from the project.
- b. Whether or not changes to hydrology will affect the Four Seasons channel in terms of scour and siltation
- c. Identification of off-site easements required to convey flows to the Four Seasons channel.
- d. The impact of the flows on downstream properties, including the hydrology of the vernal pool complex located south of Florida Avenue.

5. Cultural Resources

The project site has numerous archaeological areas (RIV-1060, RIV2907, etc) and is just south of the Hemet Maze Stone site and Medicine Cave Site (RIV-2906). It is unclear how the project affects these sites and what mitigation is proposed. The City of Hemet would request that a cultural resources survey be performed for the project and or (if one is prepared) that a copy of the report be provided to the City, with the understanding that the information is to be held in confidentiality.

6. Biological Resources

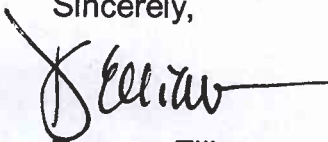
Previous studies have identified the presence of several habitats on site (Southern Cottonwood-Willow Riparian Forest, Riversidean Sage Scrub, etc.) as well as the presence of sensitive species such as the Smooth Tarplant. Those studies are outdated as they were prepared several years ago. The City recommends that updated studies be prepared for the project, including the need to address the project's impact to the riparian drainages and the adjacent MSHCP criteria cell habitat.

7. CEQA Documentation

Given the potential for significant environmental effects associated with the proposed project, the City of Hemet requests that the County of Riverside require the preparation of an Environmental Impact Report to analyze the project's impacts on the site and surrounding area, as well to the existing services and infrastructure within the City of Hemet, as applicable.

Thank you again for the opportunity to provide comments regarding the proposed project. City staff would like to meet with you and the appropriate county staff to discuss these issues further, and any potential solutions or mitigation, at your convenience. The City of Hemet respectfully requests to be notified of any public hearings regarding the proposed project, and to receive a copy of the identified environmental studies or project EIR, as noted in this letter.

Sincerely,



Deanna Elliano
Community Development Director
City of Hemet

cc: Brian Nakamura, Hemet City Manager
Jorge Biagioni, Principal Engineer
William Whelan, Interim Fire Chief

K. HOVNANIAN'S®

FOUR SEASONS



AT HEMET COMMUNITY ASSOCIATION, INC.
AN ACTIVE ADULT COMMUNITY

February 14, 2011

Mr. Matt Straite
Riverside County Planning
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92501

Sent via Certified Mail- Return Receipt Requested

**Ref: (1) Land-use Proposal Application submitted by Reinhardt Canyon Associates, LLC
(2) Tract Map No. 36337**

Dear Mr. Straite:

We respectfully submit that the above referenced application in your office for the proposed land-use designation of half-acre minimum/du, reflected on Tentative Map – Tract No. 36337 could well destroy the entire peaceful serenity of approximately 3,000 residents. It is not land-use compatible with the existing multiple-acre ranches, the two established Senior Citizen communities, i.e., Maze Stone Village and K. Hovnanian's Four Seasons at Hemet and the surrounding habitat of a "box canyon." Worthy of further mention is the safety factor of increased fire hazard, flooding, potential defacing and/or destruction of the natural surroundings, limited access and the over burdening of air quality such development would create.

According to the language contained within the above referenced application and further shown on Tentative Map – Tract No. 36337, by "Fire Access Note", it is erroneously indicated that some type of evacuation route exists through the K. Hovnanian Four Seasons at Hemet Senior Community. Please be advised that IT DOES NOT.

Letter to Matt Straite
February 14, 2011
Page 2 of 3

Kindly allow us to clarify as follows:

- There is NO secondary access, (ingress or egress) fire or otherwise, permitted through the private community of K. Hovnanian's Four Seasons at Hemet, for anyone other than the residents, their registered guests and/or those public service entities with easements previously recorded on our Tract Map No. 28286-10. For ease of reference we have attached a copy labeled **Exhibit "A"**.
- This assumption, by the same developer (Reinhardt Canyon Associates, LLC) during 2008, was refuted through public hearings before both the Hemet City Council and its Planning Commission when "annexation" of Reinhardt Canyon was proposed. Resolution 4217 was adopted upon a 5-0 vote of the Hemet City Council for denial of the developer's specific plan for Canyon Trails.
- The Weir Avenue gate indicated on Tract Map No. 36337 as lots "M" and "N" of Tract No. 28286-10 is in fact a "locked gate", to be used for the sole purpose of "egress by the residents of K. Hovnanian's Four Seasons at Hemet", in the event of an emergency evacuation "from" this community. Of note, personnel assigned to fire station No. 3 in Hemet, located at Devonshire and Cawston Avenue's have a key to this gate.
- The Homeowners Association of the K. Hovnanian's Four Seasons at Hemet community would never approve the additional burden of a secondary access route through the private streets of our quiet Senior Community. There are far too many cul-de-sac type streets with twists and turns and dead-ends to risk the safety of our 2000 +- senior residents, to say nothing of the safety of potentially 1500 +- residents, their horses, livestock and transport equipment moving from Reinhardt Canyon.
- With respect to the ownership and privacy of the streets within the Four Seasons Community, this matter is clearly stated on page 14 of the California Department of Real Estate's "White Report", provided to residents by the developer (K. Hovnanian). Page 9 illustrates the aforementioned Easements. A copy of this report is also attached and labeled as **Exhibit "B"**.

Letter to Matt Straite
February 14, 2011
Page 3 of 3

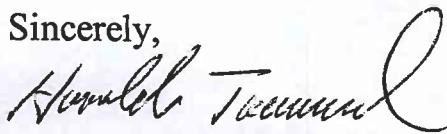
For your further reference, we are enclosing a copy of a letter sent in April 2010 to Mr. Michael Naggar, Agent for Reinhardt Canyon Associates, LLC (**please see Exhibit "C" attached**). Copies were sent to Commissioner John Petty, Supervisor Jeff Stone and Planning Director Ron Goldman. In short, this letter was in response to a meeting that Mr. Naggar attempted to arrange with the Board of Directors of the Four Seasons Community Association. It clearly states our position regarding any land-use proposals NOT ALIGNED with the General Plan Amendments by the City of Hemet and the County of Riverside. Our position has not changed.

As a community we are awaiting the favorable adoption of both General Plans which will restore the canyon floor in Reinhardt Canyon to its previous land-use of a minimum five (5) acre/du. In fact, the Riverside County GPA960 recommends the changes in this area FROM Low Density Residential in the Community Development Foundation Component TO Rural Residential in the Rural Foundation Component in order to further define the Canyon's Land-use within the County's Certainty System.

We sincerely hope that the content of this letter and its supporting documentation will clear up any confusion your applicant may have created, through misrepresenting that there is public access through our community.

Further, we cordially invite you and/or your representatives to come and visit our community and the surrounding rural, truly old west, beautiful working ranches and see for yourselves. Thank you.

Sincerely,



Harold Townend, President
On Behalf of the Board of Directors
Four Seasons at Hemet Community Association Inc.

Enclosures

C/c:

Dan Wagner, Ass't Fire Marshal, County of Riverside
Jeff Stone, Third District County Supervisor
John Petty, Third District Planning Commissioner
Carolyn Syms-Luna, Planning Director

K. HOVNANIAN'S

FOUR SEASONS



AT HEMET COMMUNITY ASSOCIATION, INC.
IN A GOLF ADULT COMMUNITY

JUN 15 2012

June 15, 2012

Riverside County Planning Department – Attn. Matt Straite
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92501

Regarding: Tract Map #36337 – Reinhardt Canyon Development

Dear Mr. Straite:

Our Community is very concerned about Reinhardt Canyon, which is just north of us. We know there have been several attempts to develop this Canyon. Any development will have a significant impact on our Community.

We are formally requesting that we be kept informed of any development in the Canyon including but not limited to any items that are scheduled to be discussed at an open Planning Commission or Board of Supervisors Meeting.

Sincerely,

Harold Townend, President
Board of Directors for

K Hovnanian's Four Seasons at Hemet Community Association Inc.

K. HOVNANIAN'S

FOUR SEASONS



AT HEMET COMMUNITY ASSOCIATION, INC.
AN ACTIVE ADULT COMMUNITY

August 25, 2014

Mr. Matt Straite
Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92501

Ref: Tract Map No. 36337, Land Use Proposal Application submitted by Reinhardt Canyon Associates, LLC

Dear Mr. Straite:

This is the fifth iteration of Tract Map #TR36337 and the applicant continues to ignore the wishes of the neighboring residents. Quite frankly we are puzzled by the ongoing attempts to propose a project that has no relationship to the best use of the property. Over the years, several government planning departments have recommended minimum 5 to 10 acre lots. In the County's 2003 General Plan Amendment, the County Planning Department recommended 5 to 10 acre lots for Reinhardt Canyon. However, at the last minute, the designation was changed to half acre lots. In the proposed County General Plan Amendment 960, the GPAC has recommended 5 to 10 acre lot sizes for the Canyon. Even the City of Hemet, in its General Plan 2030, realizes the best use of the property in Reinhardt Canyon is estate homes on 5 to 10 acre lots.

The residents of Four Seasons, Maze Stone Village and Reinhardt Canyon have consistently and adamantly opposed any kind of development that does not support 5 to 10 acre minimum parcels. At a Town Hall Meeting on March 27, 2014 in the Four Seasons Lodge, these residents made it clear to the applicant and Supervisor Jeff Stone that a secondary emergency access through Four Seasons would be unsafe for all the present residents and this proposed number of future residents. The Four Seasons HOA Board of Directors concurs with the residents and has no intention of granting a secondary access through the private streets of Four Seasons. Any statement by the applicant that he is contact with the Board and/or is working for a solution to the secondary emergency access is false.

Over the years, the residents in and around Reinhardt Canyon have consistently opposed the kind of development this applicant keeps pushing. The residents did not oppose this type of development for selfish reasons but rather for reasons of safety, compatibility, and environmental. They recognize that since Reinhardt Canyon is a box canyon, in case of a fire moving up the Canyon, the residents could be trapped and unable to escape. In fact, over the years this Canyon has been closed during high fire season. The residents also recognize the possibility of dangerous flooding because this project would have impervious surfaces causing more rapid run-off.

Letter to Matt Straite

August 27, 2014

Page Two

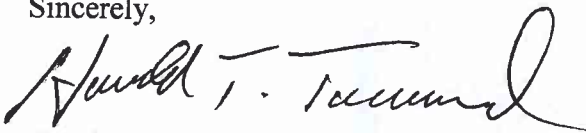
The latest version of Tract #TR36337 is not compatible with the surrounding areas and existing properties within the Canyon. The area surrounding this Tract consists of homes and ranches on 5+ acres, a golf course senior community and a senior community with a small number of mobile homes. Reinhardt Canyon is not the place for the types of developments the Applicant has proposed over the years.

During the Public Review period for Draft EIR #521 & Draft GPA #960, a cover letter and a petition were submitted on June 9 to Kristi Lovelady, Principal Planner. This petition was signed by 1,273 residents of Four Seasons and Reinhardt Canyon. The petition is evidence showing overwhelming support for 5 to 10 acre minimum lots for Reinhardt Canyon as proposed in GPA 960. A copy of the cover letter is enclosed.

We are looking forward to a favorable vote on GPA 960 re-establishing Reinhardt Canyon as rural land use only, i.e. 5 acre 10 acre minimum dwelling lot sites.

We earnestly request the Planning Department deny this development to preserve and maintain the land use of 5 to 10 acre minimum lots as proposed in GPA 960. Furthermore, we also request the Planning Commission and the Board of Supervisors vote to deny this development for the reasons stated above.

Sincerely,



Harold Townend, President

On behalf of the Board of Directors

K Hovnanian's Four Seasons at Hemet Community Association Inc.

Cc: Supervisor Kevin Jeffries, John F. Tavaglione, Jeff Stone, John J. Benoit, and Marion Ashley; Planning Commissions Charissa Leach, Ed Sloman, John Petty, Bill Sanchez, and Mickey Valdivia; Mike Naggar, Reinhardt Canyon Associates, LLC.

Addresses for:

Board of Supervisors - **County Administrative Center**

4080 Lemon Street, 5th Floor

Riverside, California 92501

Planning Commissions - c/o TLMA Commission Secretary

County Administrative Center

4080 Lemon Street, 12th Floor

Riverside, CA 92501

Mike Naggar, Reinhardt Canyon Associates, LLC -

K. HOVNANIAN'S

FOUR SEASONS



AT HEMET
COMMUNITY ASSOCIATION, INC.

June 9, 2014

Kristi Lovelady, Principal Planner
TLMA Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Re: Public Review Comments for Draft EIR #521 & Draft GPA #960

Dear Ms. Lovelady:

First, we would like to thank the County of Riverside, and all employees who have been involved in the process of future development of Reinhardt Canyon, for their patience and assistance in working towards a favorable adoption of GPA960 to restore the canyon lands to 5 acre/10 acre parcels.

We respectfully submit the enclosed petition; In Favor of the General Land Use Plan #960, to allow for a maximum of 1 dwelling per 5 acres on the canyon floor and 1 dwelling per 10 acres on the canyon hillsides. This petition, which was circulated within Four Seasons, Maze Stone Village and canyon residents, (signed by 1273 home owners and land owners) shows overwhelming support of the above mentioned GPA #960.

Any development of Reinhart Canyon beyond 5 acre/10 acre parcels is not compatible with the existing multiple-acre ranches, the two established Senior Citizen communities, i.e., K. Hovnanian's Four Seasons at Hemet and Maze Stone Village and surrounding habitat of a box canyon. Also, worth of mention is the safety factor of increased fire hazard, flooding, potential defacing and/or destruction of the natural surroundings.

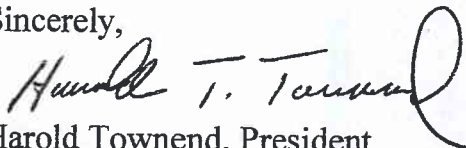
Additionally, in that Reinhardt Canyon is within the City of Hemet's sphere of influence and their vision for this area is covered in the City's General Plan 2030 approved in January 2012. Whereas: it designates this canyon land use as minimum 5 acre dwelling units on the floor of canyon and 10 acre dwelling units on the canyon mountainsides, it seems logical to follow the city's position for future development.

Public Review Comments for Draft EIR #521 & Draft GPA #960
Page Two

As a community we are awaiting the favorable adoption of Draft EIR #521, which references "Key Regions of interest for GPA 960 Western County" listing C8-16 for Reinhart Canyon; which shows the existing land use of LDR (1/2 acre sites) changed to RR (5 acre sites). In addition we await Riverside County approval of GPA #960 which will restore the canyon floor within Reinhardt Canyon to its previous land-use to a minimum 5 acre dwelling unit lots.

We sincerely hope that the content of this letter and its supporting documentation, clearly establishes our position relative to the before mentioned Drafts and the importance of a favorable vote on both EIR #521 as well as GPA #960, to re-establish Reinhardt Canyon as rural land use only, i.e. 5 acre and 10 acre minimum dwelling lot sites.

Sincerely,


Harold Townend, President

On Behalf of the Board of Directors

K Hovnanian's Four Seasons at Hemet Community Association Inc.

Enclosure:

Petition in Favor of GPA 960 (General Land use Plan)

Kathy Smigun
24515 California Ave #20
Hemet CA 92545

February 4, 2011

Matt Straite, Project Planner
County of Riverside Planning Department
P O Box 1409
Riverside CA 92502-1409

Re: Tract Map 36337

Dear Mr. Straite:

As residents of Maze Stone Village in Reinhardt Canyon, we have been concerned with the previous specific plan application with the City of Hemet and the current Tract Map in the County of Riverside that Reinhardt Canyon Associates, LLC submitted for approvals. This developer continues to make the assumption of having easement rights through Maze Stone Village's private streets. Easement document 451813, recorded December 27, 1989, indicated on TR 36337 does not permit the ingress and egress of others through our private streets. Attached is a copy of this easement document for your review. Since both projects would surround Maze Stone Village, we have been and continue to be very concerned about the following items:

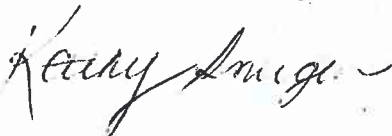
1. Fire Hazard - Even though proposed houses might be built with fire resistant materials, our manufactured homes are not. The increased density in a box canyon raises the fire risk for all of us. California Avenue is the only road in and the only road out, making two sharp 90 degree turns. The canyon itself narrows down to the north of us. The Fire Department uses California Avenue for access and that prevents the ranchers in the canyon and the senior residents of Maze Stone Village from leaving the canyon in the case of an emergency. There is no secondary access road for fire, medical and emergency situations. Additional houses, people and vehicles increase the danger.
2. The Riverside County Fire Hazard Reduction Task Force has recommended that the Riverside County General Plan be updated to limit residential growth that is within or adjacent to high fire hazard areas. Reinhardt Canyon is listed as a high fire hazard area and is closed most years due to high fire danger. Residential growth needs to be limited in the canyon.
3. When the 2003 General Plan was finalized, the land use designation in the front half of the canyon was changed from 5 acre sites to 1/2 acre sites. This change was made at the last minute without any public hearings or public notice to adjacent canyon residents.
4. The canyon has several springs that drew ancient native populations to the area. The project site has many protected areas that are listed in archaeological records and maps. If you note the rock areas on the map that will be leveled by this project, most of them contain artifacts and markings from the past. Continuing on that same line, can you imagine the impact on the health of the seniors in Maze Stone Village and Four Seasons

from the blasting and earth moving for this project? This tract map expects to "cut" 1,645,400 cubic yards of rock/soil and fill 1,832,900 cubic yards of rock/soil. This project will destroy the remnants of life that was left behind by a culture that we do not understand even today.

5. On September 4, 2010, Maze Stone Village was visited by a desert tortoise who wandered into the area around the manager's house. Our previous manager said that he had also seen evidence of a tortoise shell in the fields south of Maze Stone Village. There is an owl that lives in the trees by our clubhouse and many hawks that frequent the area. All these animal residents will be impacted by the density of this tract map.
6. Most of the area of this project is in a flood plain as listed in the County of Riverside WRCOG Flood map. We have extensive runoff that already comes through this area and collects in the basin between Four Seasons and California Avenue where it makes a 90 degree turn. The impermeable surfaces of homes and roads will increase the runoff and decrease the ground penetration of rainfall and runoff from the hillsides. Reinhardt Canyon is also shown as a groundwater source for the City of Hemet and this will be impacted.
7. We have been actively attending meetings of the General Plan Advisory Committees for the City of Hemet and the County of Riverside. Both committees have been supportive of the efforts to return the land use on the canyon floor to 5-acres per dwelling unit in the Rural Residential in the Rural Foundation Component. The ranchers, residents of Maze Stone Village and the residents of Four Seasons are united and present a solid front on this issue. Please advise when there is an opportunity for us to express our concerns at any public meetings and we will show up en masse and overflow any room.

Thank you for reviewing our concerns.

Sincerely,



Kathy Smigun

Phone: 951/327-5205

Email: ksmigun@smigun.com

451813

RECORDING REQUESTED BY
TICOR TITLE INSURANCE

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Long Beach Equities
2038 Armacost Avenue
West Los Angeles, California 90025
Attention: Jonathan Friedman

RECORDED FOR RECORD
AT 10:00 O'CLOCK A.M.
AT THE OFFICE OF
TICOR TITLE INSURANCE CO.

DEC 27 1989

Presented to County Recorder
of Riverside County, California
William J. [Signature]
Recorder

(Above Space for Recorder's Use Only)

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT ("Easement Agreement") is made as of the 29th day of August, 1989, by and between LONG BEACH EQUITIES, INC., a California corporation ("Grantor") and VALLE DEL SOL ESTATES, INC., a California corporation ("Grantee").

R E C I T A L S:

A. Grantor is the owner of the real property located in the County of Riverside, California, and consisting of approximately 54 acres (the "Encumbered Property"), as more particularly described on Exhibit "A" attached hereto and made a part hereof.

B. Grantor recently conveyed to Grantee the real property immediately adjacent to the Encumbered Property, and consisting of approximately 21.34 acres (the "Benefitted Property"), as more particularly described on Exhibit "B" attached hereto and made a part hereof, together with the improvements located thereon consisting of a sixty-two (62) space mobile home park referred to as "Maze Stone Village".

C. There currently exists a paved roadway (the "Roadway") over the Encumbered Property leading to and from California Street to and from the Benefitted Property, and which is currently being used for the benefit of Maze Stone Village.

D. There currently exists a utility transformer on the Encumbered Property which is being used for the benefit of Maze Stone Village (the "Transformer").

E. Grantor conveyed the Benefitted Property to Grantee with the understanding that the Roadway and the Transformer would continue to be used for the benefit of the Benefitted Property.

C-510449 J

8/28/89 4:18pm
8901001401201212

CAL. NO. 990733
TO 1945 CA (8-84)
(Corporation)

TICOR TITLE INSURANCE

451813

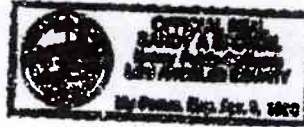
STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

On December 1, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared Jonathan Friedman personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President, and _____

_____ personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Assistant Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



(This area for official notarial seal)

STAPLE HERE

CAL. NO. 990733
TO 1945 CA (8-84)
(Corporation)

TICOR TITLE INSURANCE

STATE OF CALIFORNIA
COUNTY OF Riverside } SS.

On December 6, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas B. Plarick personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President, and Assistant Secretary

_____ personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



(This area for official notarial seal)

STAPLE HERE

451813

EXHIBIT "B"

LEGAL DESCRIPTION OF BENEFITTED PROPERTY

Parcel 1 of Parcel Map Number 22771 in the County of
Riverside, California, all as recorded on November 28, 1989, in
Book 160, Pages 43-44 of Maps.

11/20/89 1:16pm zsherman
552,000,1-018-001.tif

6

Thence North $89^{\circ}40'31''$ West a distance of 30.00 feet to a point on the Westerly right-of-way line of said California Avenue, said point being a point on curve and the True Point of Beginning;

Thence Northwesterly along a curve to the left whose center bears South $48^{\circ}03'01''$ West, having a central angle of $42^{\circ}07'57''$, a radius of 100.00 feet, a distance of 73.54 feet measured along the arc to a point of compound reverse curve;

Thence Northwesterly along a curve to the right having a central angle of $20^{\circ}10'27''$ a radius of 145.00 feet a distance of 51.03 feet measured along the arc to a point of tangent;

Thence North $63^{\circ}54'29''$ West a distance of 140.07 feet;

Thence South $26^{\circ}05'31''$ West a distance of 30.00 feet;

Thence North $63^{\circ}54'29''$ West a distance of 30.00 feet;

Thence North $26^{\circ}05'31''$ East a distance of 30.00 feet;

Thence North $63^{\circ}54'29''$ West a distance of 312.06 feet;

[REDACTED]

[REDACTED]

[REDACTED]

Thence North $7^{\circ}28'12''$ East along said East line a distance of 63.31 feet;

Thence South $63^{\circ}54'29''$ East a distance of 502.34 feet to the beginning of a curve;

Thence Northeasterly along a curve to the left having a central angle of $61^{\circ}53'43''$, a radius of 85.00 feet, a distance of 91.82 feet measured along the arc to a point on the Westerly Right-of-Way line of said California Avenue (60' wide);

EXHIBIT "D"

451813

LEGAL DESCRIPTION - 20-FOOT PUBLIC UTILITY EASEMENT

A 20-foot wide public utility easement lying within the Southeast quarter of Section 2, Township 5 South, Range 2 West, San Bernardino Base and Meridian, being a portion of that certain parcel of land described in a Deed recorded May 7, 1987 as Instrument No. 128708 Official Records of Riverside County, California, described as follows:

Commencing at the northeast corner of said Section 2 (The basis of bearings is the North line of the Northeast quarter of said Section 2, being considered to bear North 89°45'04" West):

Thence South 29°49'45" West a distance of 3,751.27 feet to the most westerly corner on the South line of a 60-foot wide access and public utility easement recorded December 30, 1988 as Instrument No. 387184 of the Official Records of said County, said corner being the True Point of Beginning;

Thence South 63°54'29" East along the South line of said 60-foot wide easement, a distance of 21.10 feet;

Thence South 7°28'12" West a distance of 120.18 feet;

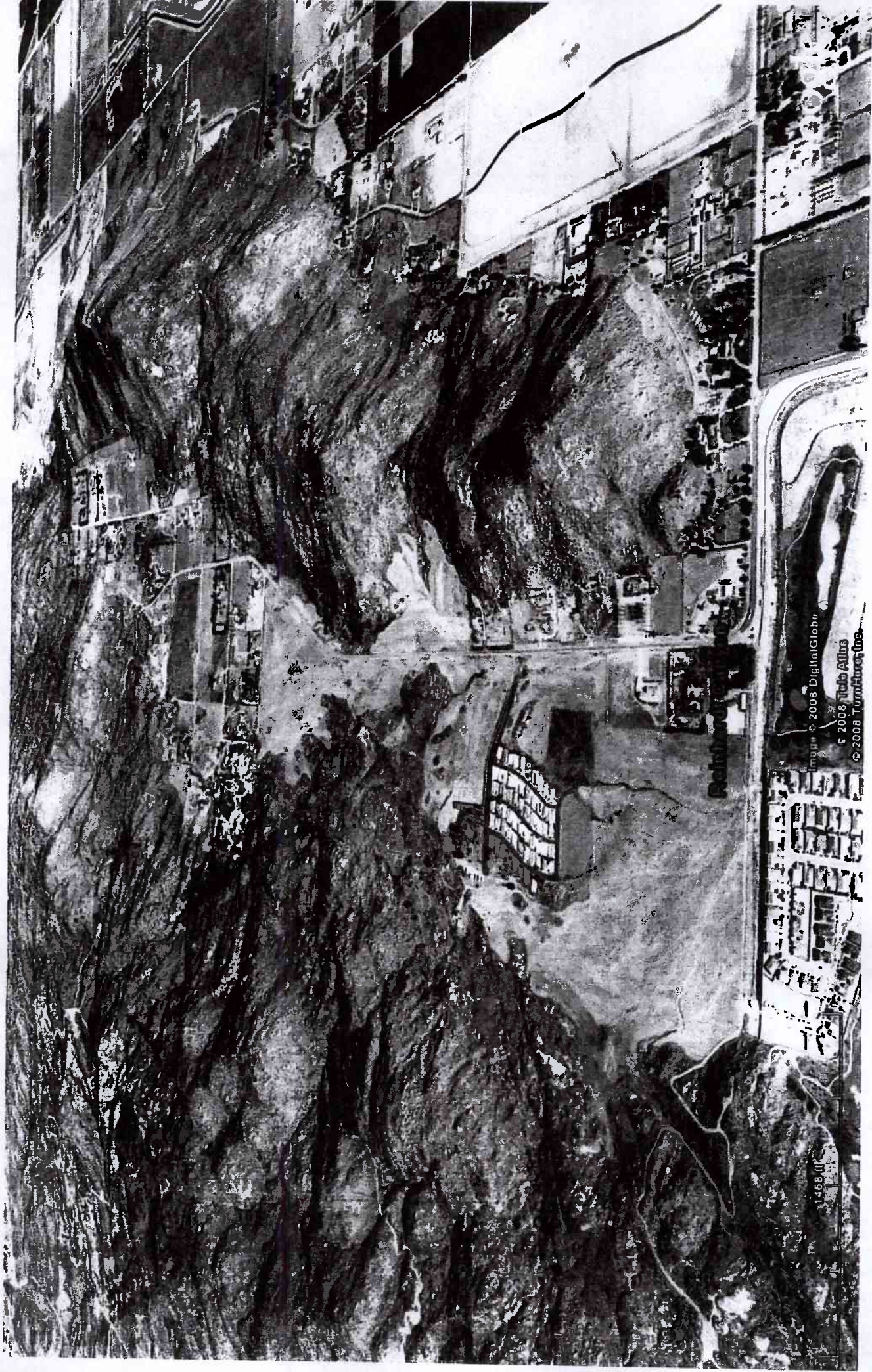
Thence South 82°31'48" East a distance of 15.00 feet;

Thence South 7°28'12" West a distance of 20.00 feet;

Thence North 82°31'48" West a distance of 35.00 feet;

Thence North 7°28'12" East a distance of 146.92 feet to the True Point of Beginning.

Containing a calculated area of 3,171 square feet, or 0.073 acres, more or less.



REINHARDT CANYON - RIVERSIDE COUNTY - HEMET CA
IN THE CITY OF HEMET SPHERE OF INFLUENCE

August 30, 2011

Attn: Matt Straite, Principal Planner
County of Riverside
P.O. Box 1409
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



Re: Reinhardt Canyon: Tract Map 36337

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. This letter is intended to follow up on the July 7, 2011 field visit to the proposed road alignment and the existing outcropping within the right of way. We understand that at this point there is no requirement for SB18 consultation. Therefore, we have initiated a series of meetings with representatives from project developer. To this point the meetings have been very positive and we feel that there will be no problem with developing effective mitigation measures for cultural preservation on this project. A formal agreement for treatment and disposition that also details tribal monitoring has been successfully executed with the developer.

The Soboba Band formally requests to be included in any additional environmental review. We also request to be provided updates on any changes to the project as soon as they occur.

The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location lies within the boundary of a known village site and is a shared use area that was used in ongoing trade between the Luiseno and Cahuilla tribes. Therefore it is regarded as highly sensitive to the people of Soboba.


It has come to our attention that in the past there have been disputes on whether this area is traditionally Cahuilla or Luiseno. Based on the traditional knowledge of tribal elders, oral histories, and the ethnographic notes compiled by C. Hart Merriam we have come to the conclusion that this is a shared use area between both Cahuilla and Luiseno tribes. Attached you will find an excerpt from the C. Hart Merriam notes that identifies this project location to be directly associates with the Soboba Band.

There are some Cahuilla territorial maps that were drafted by Lowell Bean and Katherine Siva Sauvel documenting Cahuilla villages east of the San Jacinto Mountains. However, these maps are incomplete and fail to show that there are additional known Cahuilla villages located west of the San Jacinto Mountains that were not documented. Some of these villages include *Yu'yul'pah* (Domenigoni Valley/Diamond Valley Lake) and *Hem'ish* (Hemet). *Hem'ish*, meaning hip, this being the place where according to Cahuilla oral history, *Kúnvaxmal* laid down on his side and left the impression of his hip.

The Soboba Band will continue to work with the County of Riverside and the developer for Reinhardt Canyon in order to develop effective measures to preserve any and all cultural resources located within the project area. If requested, the Soboba Band will provide a copy of the current treatment and disposition agreement to the county. We feel that this agreement thoroughly addresses adequate treatment for known resources and unanticipated finds. The agreement should also satisfy any future conditions for cultural resource preservation imposed by the County of Riverside.

As a conclusion, we are requesting a face-to-face meeting between the County of Riverside and the Soboba Cultural Resource Department. Please feel free to contact me by email or phone in order to make arrangements.

Sincerely,



Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
iontiveros@soboba-nsn.gov

Cc: Leslie Mouriquand, County of Riverside Archaeologist

50-30-348

The Se-bo-hah are a small tribe, not practically confined to San Jacinto Reservation. Their original territory is much more extensive than generally known. Chief Ingo of the Cahuilla tells me that it reached westerly from San Jacinto Peak and the crest of the higher part of the range west of Palm Canyon, to San Jacinto Valley, ^{where it joined northwesterly} and then Hot Springs, on the northwest, ^{and} to include Domaiyoni Valley ^{on the southwest}. The northeastern corner of their territory appears to have been the summit of San Jacinto Peak, or a point on the west side near summit, whence the eastern boundary followed the crest of the range southerly to a point about east of Hemet, now Hemet Reservoir, where they met the Pawnee-van Cahuilla. West of Hemet Reservoir, they are separated from the Luisean by a tongue of the Cahuilla which follows the canyon of Bautiste Creek northwesterly for its entire length, a distance of about 15 miles. Diamond Valley, a few miles farther west, lies wholly in Se-bo-hah territory, as does also Domaiyoni Valley.

Maze Stone Village, Inc.

24515 California Ave.
Hemet, California 92545-2284
Phone: 951/926-4742 Fax: 951/926-9750

April 4, 2011

Mike Naggar
Mike Naggar & Associates
445 S D Street
Perris CA 92570

Re: Offer to Meet with the Maze Stone Village, Inc. Board

Dear Mr. Naggar:

Thank you for your recent e-mail dated March 31, 2011, suggesting a meeting.

Residents in Maze Stone Village have been actively attending the General Plan Advisory Committee Meetings held by the City of Hemet and the County of Riverside. We are supporting the return of Reinhardt Canyon to the maximum allowed density of one dwelling unit per 5 acres on the canyon floor and one dwelling unit per 10 acres on the sloped mountainsides. Both General Plan Amendment Committees have recommended the return of land use in the canyon to the density that existed before the last minute switch in the 2003 General Plan. When the land use was changed at that time, no notice or hearing was given to adjoining property owners.

When a tract map or specific plan has been submitted to the County of Riverside or the City of Hemet that meets the general plan update recommendations, we will meet with you to discuss the project.

Sincerely,



Kathy Smigun

cc: ✓ Matt Strait, Principal Planner, County of Riverside, P O Box 1409, Riverside CA 92502
Jeff Stone, 3rd District Supervisor, County of Riverside, P O Box 1486, Riverside CA 92502
John Petty, Planning Commissioner, County of Riverside, P O Box 1409, Riverside CA 92502

**Concerned Citizens of Parry Drive
Heartland Development
Hemet, California**

We the, those concerned citizens who reside on Parry Drive in the city of Hemet, in the development know as "Heartland" would like the following noted for the record;

The developer of the Canyon Trails project, Mike Naggar, has met with us on a number of occasions to discuss his project and to address our concerns as to how the project may affect our neighborhood, particularly since the southern portion of Canyon Trails will be adjacent the Heartland development.

We raised concerns over, noise and lighting and preserving our current views. As a measure to address our concerns the Canyon Trails developer has agreed to place in their Specific Plan document the following language;

Lighting:

- **Outdoor light fixtures shall be installed and maintained so as to direct light only onto the property on which the light source is located. All outdoor lighting fixtures shall have diffusing lenses and/or appropriate shielding so the light source is not directly visible from the public right-of-way or abutting residential properties.**
- **Residential areas shall prohibit the use of mercury vapor utility yard lights or other light fixtures with high intensity discharge lamps or bulbs, which are not designed to limit or control where light is directed and/or which do not shield the light source from direct view from neighboring residential properties or public right-of-ways.**
- **No outdoor lighting fixtures for a single family home or in any single family residential areas shall be mounted more than fourteen feet (14') above adjacent grade on any wall or structure. When used to illuminate a second story entry way, balcony or outside stairway, the fixtures shall not be higher than eight feet (8') above the floor of the second story.**

Buffer:

- **Per on-going discussions with area residents the Canyon Trails project will**


provide a buffer that may include but not be limited to additional landscaping, earthen berms, trails, walls/fences, increased setbacks to residences, or other type of buffer to soften the boundary and minimize the impacts of the proposed project and the existing residents along (PA's 8, 9, 11 & 12) at the southern project boundary. (Exact type and size of the buffer will be determined at the tract map stage.)

At this time, this language is sufficient for us. However, we respectfully request that when Tract Maps are prepared, to the extent possible, that the above guidelines be taken into account.

We appreciate Mr. Naggar and his team taking their time to meet with us and address our concerns. Based on the above, we the undersigned neighbors of Parry Drive, support the project.


Dated this 23th Day of February, 2007

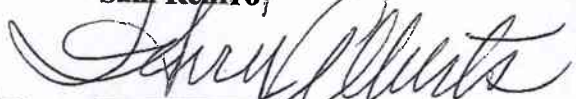
8190 Parry Dr.


Donna Muller


Sam Renfro

8208 Parry Dr.


Reva Alberts


Henry Alberts

8226 Parry Dr.


Alla Cline


8262 Parry Dr.


Connie Whetzel


Douglas Whetzel

8280 Parry Dr.

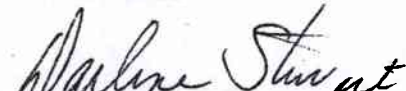

Sharon Hess


Gary Hess

8316 Parry Dr.


Amelia DeMar

8334 Parry Dr.


Darlene Stewart


Karl Stewart

MAZE STONE VILLAGE, INC.

**24515 CALIFORNIA AVE.
HEMET, CALIFORNIA 92545-2284
PHONE: 951.926.4742 FAX: 951.926.9750
E-MAIL: MAZESTONEVILLAGE@YAHOO.COM**

August 14, 2006

Dear Mayor C. Robin Reeser Lowe and Council Members,

We represent Maze Stone Village, located at 24515 California Ave. just north of Tres Cerritos in the County of Riverside. We are not yet part of the City of Hemet, but hope to be soon. That is the purpose of this letter.

For about a year and half we have been working closely with Mike Naggar, The McRae Group and United Engineering Group (The Naggar Group) on their Canyon Trails Specific Plan which will be adjacent to our community. When we first heard about this development we were concerned with the high density, traffic, emergency response, and how it would impact our quality of life. During this time, Mike Naggar and his group have conducted many meetings with our Development Committee and hosted two meetings where our entire membership was invited. As a result of these meetings the Naggar Group has modified their plan, taken into account our concerns and has communicated with us every step of the way as to how the process works and the timeline involved.

The Naggar Group has entered into a Memorandum of Understanding with our community, ensuring us that our issues of concern will be addressed. As a result of this MOU a vote was taken by our membership and passed, supporting annexation into the city of Hemet. We are looking forward to the benefits of belonging to the city of Hemet. We understand that the annexation vote will occur after the approval of the pending specific plan and Environmental Impact Report. The Naggar Group has placed their trust in us, in that even with a city of Hemet project approval, an annexation vote must occur, and that without the support of our community for annexation, a project approval would be meaningless. We value this trust and relationship we have forged.

We are continuing to work with the Naggar Group in crafting elements of the project and Specific Plan. We believe that the Naggar Group has kept their promises, communicated with us honestly, and has shown a real desire to design their project with the concerns of our community in mind.

Sincerely,



Steve Bovee
Chairman of the Development Committee
Maze Stone Village

Cc: City of Hemet Planning Commission
Rich Masyczek, Planning Director
Mike, Naggar, Mike Naggar & Associates
Jeff Anderson, United Engineering Group
Ron McRae, The McRae Group of Companies
Kelly Alhadef-Black, Alhadef and Solar

MAZE STONE VILLAGE, INC.

24515 CALIFORNIA AVE.
HEMET, CALIFORNIA 92545-2284
PHONE: 951.926.4742 FAX: 951.926.9750
E-MAIL: MAZESTONEVILLAGE@YAHOO.COM

February 27, 2008

To: Reinhardt Canyon Associates LLC / City of Hemet Planning Commission
From: Maze Stone Village Inc.
Sub: Summary of Members' Approval

Maze Stone Village Inc. has been negotiating with the McRae Group to scope the best possible Specific Plan for the Reinhardt Canyon area. To provide direction for the Board of Directors and our Development Committee, Maze Stone Village has had two (2) ballot measures. These ballot measures were used to guide the Corporation during the negotiating process, and to insure that we reflect the membership wishes during the negotiation. The following is the result of those ballot measures:

Total: Membership 61

Date: August 15, 2005, Support of Annexation

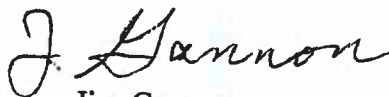
**Ballot Results: Total votes 50, 41 Yes 5 No 4 Invalid
82% Approval**

Date: October 24, 2006, Support of Canyon Trails Development

**Ballot Results: Total votes 42, 34 Yes 7 No 1 Abstain
81% Approval**

This information is provided to give guidance's to the City of Hemet, Council Members and Planning Commission, so they can make the best decision for Maze Stone Village and other residents of Reinhardt Canyon.

Sincerely;



Jim Gannon
President



Steve Bovee
Development Committee Chairman

Kathy Smigun
24515 California Ave #20
Hemet CA 92545

February 4, 2011

Matt Straite, Project Planner
County of Riverside Planning Department
P O Box 1409
Riverside CA 92502-1409

Re: Tract Map 36337

Dear Mr. Straite:

As residents of Maze Stone Village in Reinhardt Canyon, we have been concerned with the previous specific plan application with the City of Hemet and the current Tract Map in the County of Riverside that Reinhardt Canyon Associates, LLC submitted for approvals. This developer continues to make the assumption of having easement rights through Maze Stone Village's private streets. Easement document 451813, recorded December 27, 1989, indicated on TR 36337 does not permit the ingress and egress of others through our private streets. Attached is a copy of this easement document for your review. Since both projects would surround Maze Stone Village, we have been and continue to be very concerned about the following items:

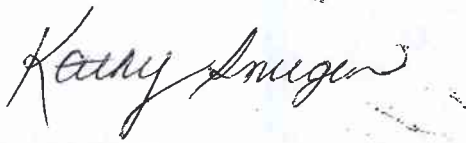
1. Fire Hazard - Even though proposed houses might be built with fire resistant materials, our manufactured homes are not. The increased density in a box canyon raises the fire risk for all of us. California Avenue is the only road in and the only road out, making two sharp 90 degree turns. The canyon itself narrows down to the north of us. The Fire Department uses California Avenue for access and that prevents the ranchers in the canyon and the senior residents of Maze Stone Village from leaving the canyon in the case of an emergency. There is no secondary access road for fire, medical and emergency situations. Additional houses, people and vehicles increase the danger.
2. The Riverside County Fire Hazard Reduction Task Force has recommended that the Riverside County General Plan be updated to limit residential growth that is within or adjacent to high fire hazard areas. Reinhardt Canyon is listed as a high fire hazard area and is closed most years due to high fire danger. Residential growth needs to be limited in the canyon.
3. When the 2003 General Plan was finalized, the land use designation in the front half of the canyon was changed from 5 acre sites to 1/2 acre sites. This change was made at the last minute without any public hearings or public notice to adjacent canyon residents.
4. The canyon has several springs that drew ancient native populations to the area. The project site has many protected areas that are listed in archaeological records and maps. If you note the rock areas on the map that will be leveled by this project, most of them contain artifacts and markings from the past. Continuing on that same line, can you imagine the impact on the health of the seniors in Maze Stone Village and Four Seasons

from the blasting and earth moving for this project? This tract map expects to "cut" 1,645,400 cubic yards of rock/soil and fill 1,832,900 cubic yards of rock/soil. This project will destroy the remnants of life that was left behind by a culture that we do not understand even today.

5. On September 4, 2010, Maze Stone Village was visited by a desert tortoise who wandered into the area around the manager's house. Our previous manager said that he had also seen evidence of a tortoise shell in the fields south of Maze Stone Village. There is an owl that lives in the trees by our clubhouse and many hawks that frequent the area. All these animal residents will be impacted by the density of this tract map.
6. Most of the area of this project is in a flood plain as listed in the County of Riverside WRCOG Flood map. We have extensive runoff that already comes through this area and collects in the basin between Four Seasons and California Avenue where it makes a 90 degree turn. The impermeable surfaces of homes and roads will increase the runoff and decrease the ground penetration of rainfall and runoff from the hillsides. Reinhardt Canyon is also shown as a groundwater source for the City of Hemet and this will be impacted.
7. We have been actively attending meetings of the General Plan Advisory Committees for the City of Hemet and the County of Riverside. Both committees have been supportive of the efforts to return the land use on the canyon floor to 5-acres per dwelling unit in the Rural Residential in the Rural Foundation Component. The ranchers, residents of Maze Stone Village and the residents of Four Seasons are united and present a solid front on this issue. Please advise when there is an opportunity for us to express our concerns at any public meetings and we will show up en masse and overfill any room.

Thank you for reviewing our concerns.

Sincerely,



Kathy Smigun

Phone: 951/327-5205

Email: ksmigun@smigun.com

Mr. & Mrs. Michael C. Eckert Jr.

7692 Dutra Drive
Hemet, CA. 92545
805 405 2809-Cell
951 926 9909
eckert1785@gmail.com

July 12, 2011

Dear Sir,

This letter is sent regarding Reinhardt Canyon project. Our concerns are listed as follows:

FOUR SEASONS RESIDENCE:

Tract Map 36337 was filed on December 01, 2010 by Reinhardt Canyon Associates LLC requesting 330 homes with minimum ½ acre lots.

- Tract Map 36337 was revised in April 2011 requesting 340 homes, clustered on the canyon floor with minimum 10,000 sq. ft. lots (no longer ½ acre) creating a higher density.
- At a Four Seasons Board Meeting with homeowners in an open forum on July 16, 2009, Jeff Stone stated he was committed to the 5 acre minimum parcels in Reinhardt Canyon and indicated he would not allow any higher density.
- Riverside County General Plan Amendment 960 proposes 5 acre minimum lots on the canyon floor and 10 acre minimum lots on the hillsides. This amendment should be approved by the Board of Supervisors by the end of the year.
- City of Hemet General Plan Proposal also recommends the 5 acre minimum lots on the canyon floor and 10 acre minimum lots on the hillside.
- The City of Hemet has the same concerns we have about the project as expressed in a letter sent to the Riverside County Planning Department, dated April 25, 2011.
- Matt Straite, Planning Director in charge of TR 36337, stated on December 27, 2010 that "This is a race to the finish line to get project approval prior to GPA 960 being adopted."
- Reinhardt Canyon is a high wildfire danger area and is closed by the County Fire Department each year in the summer.
- The Riverside County Fire Chief has always insisted there must be

two access routes in and out of Reinhardt Canyon.

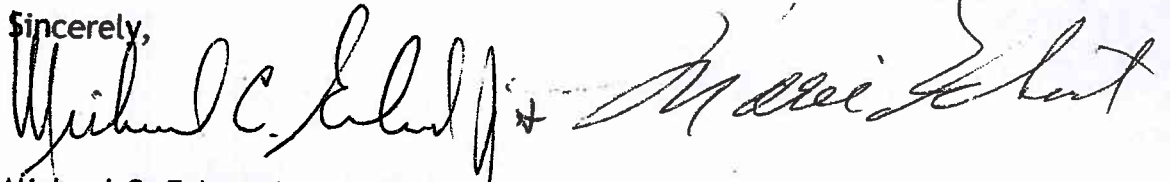
- The Developer has proposed one of these access routes be through the private streets of Four Seasons.
- The HOA Board of Directors has indicated the Four Season's streets do not provide for any ingress and egress of others.
- It will be difficult enough to evacuate Four Season's residents in an emergency without adding 400+ vehicles and horse trailers from Reinhardt Canyon.
- The air quality in the region will be negatively impacted.
- The County and the City of Hemet have consistently rejected large developments in the Canyon. In 1986 the County rejected a proposal for 600 homes. In 2008 the City of Hemet rejected a proposal of 665 homes. The only approved project was for sixty three sites with a minimum of 2 ½ acres per site that was approved in 1995 and lapsed in 2004 because they were not built.
- The City of Hemet has significant concerns about this project since they will be the ones supplying services such as police, fire and emergency vehicles.
- California Avenue will not be able to handle the anticipated 3000+ daily car trips added to the road. Even if the developer is required to improve the portion along his property line, the other side will require public funds to widen because this side has already been developed.
- Increased run off will impact drainage in and around Four Seasons. The developer proposed to use the Four Seasons Channel and the golf course, which may not be able to handle the excess run off. The entire project is in a 100 year flood plain. Hard surfaces from housing and roads will increase the flooding problem for those downstream such as Maze Stone Village and Four Seasons.
- The Canyon has two prehistoric archaeological sites, the Hemet Maze Stone and the Medicine Cave Site. This would indicate there are other significant archaeological sites that would be negatively impacted by this project. Sites around Maze Stone Village and farther north on the property have significant artifacts that have been documented by archaeologists.
- The Canyon has important biological areas such as the Southern Cottonwood-Willow Riparian Forest, Riversidean Sage Scrub, etc. These areas would be negatively impacted by this project.

We are very concerned about this project and want to make sure the builder does not get the approval for numerous homes. Please understand we as homeowners in Four Season's care about our homes

and the area.

Thanking you in advance.

Sincerely,

Handwritten signature of Michael C. Eckert Jr. and Marie Eckert. The signature is written in black ink and consists of two parts: "Michael C. Eckert Jr." followed by a plus sign and "Marie Eckert". The handwriting is cursive and somewhat stylized.

Michael C. Eckert Jr. and Marie Eckert
951 926 9909 phone

From: Chris Schantz [dickchris1984@hotmail.com]

Sent: Sunday, July 24, 2011 4:13 PM

To: Straite, Matt

Subject: TRACT MAP 36337

Attachments: ATT00001

Categories: Blue Category

We are extremely concerned and fearful of any progress toward approvals on TRACT MAP 36337.

We have been Riverside County tax payers since 1976. We moved to Maze Stone Village three years ago feeling secure to be out of noisy heavy traffic, high density housing and able to enjoy the peace and beauty of Reinhardt Canyon. Now we are faced with fighting the approval of Tract map 36337 destroying Reinhardt Canyon and putting existing residents in extreme danger due to high wildfire and flood threats. This is a box canyon subject to fires with limited access to an escape route on a two lane road that would be jammed with traffic. How would you like to be faced with that for you and your family. Our street already becomes a river from rain run off moving down the canyon, more cement and buildings will just make the flood risk worse. On top of the dangers, all this condensed building and traffic will destroy our archaeological sites, biological areas, wild life, destroy our clean air, nice breezes, peace of mind and quiet beauty. There is plenty of open land elsewhere to ruin with more building, this canyon is not the place for this.

We know developers only care about how much money they can make but we are concerned about the impact this will have on our lives, our neighbors and our homes. Please think about how you would feel being faced with this in your future. Thank you.

Richard & Christine Schantz

Maze Stone Village

24515 California Ave. #10

Hemet, CA 92545



March 10, 2011

Matt Strait
Riverside County Planning
4080 Lemon Street
Riverside, CA 92501

RE: February 14, 2011 Letter from Four Seasons HOA Regards Tract Map 36337

Dear Mr. Straite,

I am in receipt of the above referenced letter sent to you by the Four Seasons Home Owners Association (HOA).

First, I must state that it continues to be my desire to meet with the HOA. However, as mentioned in their letter to you, they have expressed their desire not to meet. I will continue my efforts to meet with them and will make myself available accordingly.

They raise quite a few issues in their letter to you which I am afraid are inaccurate or half true. However, their letter does provide an excellent opportunity to outline various issues and in that regard I am glad they wrote it.

I will attempt to address their letter point by point in simplest and clearest manner possible.



Their Letter States

There is NO secondary access, (ingress or egress) fire or otherwise, permitted through the private community of K. Hovnanian's Four Seasons at Hemet, for anyone other than the residents, their registered guests and/or those public service entities with easements previously recorded on our Tract Map No. 28286-10. For ease of reference we have attached a copy labeled **Exhibit "A"**.

Our Response

This is simply not true. The Heartland Village Specific Plan (originally approved by Riverside County and adopted by the City of Hemet) had multiple clear indications of access to and from the Reinhardt Canyon Property.

Chapter III, page 28, under the heading of Emergency Access the Specific Plan reads;

*"An Emergency Access Plan has been created to provide emergency access at two locations; first along Heartland Village northern property line, which provides an additional point of emergency access to the Reinhardt Canyon area; and second, from a cul de sac in Planning Area No.9 along California Avenue connecting to the projects secondary entrance road at Devonshire Avenue. The plan was developed for the use and management of a disaster affecting the community of Heartland Village and the Reinhardt Canyon area to the north." **(Attachment 1.)***

"Exhibit 4, Specific Land Use Plan" and "Exhibit 8, Master Phasing Plan" of the Specific Plan clearly show an access at the northern boundary continuing to the north for the benefit of the Reinhardt Canyon Area. **(Attachments 2 and 3).**

"Exhibit 12, Circulation Plan" of the Specific Plan clearly identifies the access point along the northern edge of the Heartland Property for the Reinhardt Canyon area as "Emergency Vehicle Access". **(Attachment 4). Vesting Tentative Tract Map 28286 and TTM extension;**



The Conditions of Approval for VTM 28286, condition number 39 reads, "Prior to or concurrently with the Final Map(s) for the development area nearest the Reinhardt Canyon residents, a secondary emergency access for Reinhardt Canyon residents shall be provided through a minimum 32-foot wide improved street. The street shall dead-end at the northerly property line and align with Lot B of Tentative Map No. 26973 for purposes of providing emergency access for residents in Reinhardt Canyon." **Attachment 5**.

City of Hemet Resolution No. 01-23 (VTM extension) states under section 2 Subdivision Map Act Findings, subsection B;

"The proposed location and type of improvements proposed are consistent with the adopted City of Hemet General Plan and Heartland Village Specific Plan, as amended. This includes the dedication and improvement of adjoining master planned roadways, the required setback and buffering from the property north of the site, secondary emergency access for Reinhardt Canyon residents, and the retention of open space." **Attachment 6**. Final Map #28286-10, Recorded October 2004;

Easement B as dedicated over all roads in the Heartland Plan reads; "Indicates an ingress/egress easement for emergency vehicles dedicated hereon to the City of Hemet." **Attachment 7**.

Their Letter States

This assumption, by the same developer (Reinhardt Canyon Associates, LLC) during 2008, was refuted through public hearings before both the Hemet City Council and its Planning Commission when "annexation" of Reinhardt Canyon was proposed. Resolution 4217 was adopted upon a 5-0 vote of the Hemet City Council for denial of the developer's specific plan for Canyon Trails.

Our Response

The matter was never before the Planning Commission or the City Council in the city of Hemet. These assertions were made in a public comment format by



members of the public, before these bodies. Resolution 4217 changed annexation policies in the city of Hemet and was not an action taken on the specific plan.

Their Letter States

The Weir Avenue gate indicated on Tract Map No. 36337 as lots "M" and "N" of Tract No. 28286-10 is in fact a "locked gate", to be used for the sole purpose of "egress by the residents of K. Hovnanian's Four Seasons at Hemet", in the event of an emergency evacuation "from" this community. Of note, personnel assigned to fire station No. 3 in Hemet, located at Devonshire and Cawston Avenue's have a key to this gate.

Our Response

This is a very strange paragraph as it asserts a right of egress "from" the Four Season's community while at the same time their letter refutes emergency access "to" the Four Seasons community. It assumes emergency access onto Reinhardt LLC land. However it begs the question how is this emergency access to Reinhardt land codified and why would it be unilateral? We would refer to the above and the attached reference documents.

Their Letter States

The Homeowners Association of the K. Hovnanian's Four Seasons at Hemet community would never approve the additional burden of a secondary access route through the private streets of our quiet Senior Community. There are far too many cul-de-sac type streets with twists and turns and dead-ends to risk the safety of our 2000 +- senior residents, to say nothing of the safety of potentially 1500 +- residents, their horses, livestock and transport equipment moving from Reinhardt Canyon.

Our Response



This is an emergency access route only. Through traffic on a daily basis will not occur. Access to this area will only occur in the event of an emergency and even then at the Fire Department's determination. We expect our project to be conditioned to provide reciprocal emergency access onto our property for the Four Season's Community. Also, the HOA wrongly asserts that "horses, livestock and transport equipment" will move through this area. This was never proposed and is not proposed now.

While the HOA states they would "never approve the additional burden of a secondary access" it is important to remember this was a condition placed upon the entitlement of the property as codified in the above referenced attachments. It was never an HOA decision. However, we have grave concerns that the HOA is inserting themselves into this process and standing in opposition to the very documents, conditions and entitlements under which the development they now enjoy were approved.

In conclusion we fully expect to be conditioned by the county of Riverside to provide reciprocal emergency access between our property and the Four Season's community as was intended. It is important to note that had our property been developed at the same time and in like manner as the Four Seasons property our property would most likely contain the same density. In addition, as demonstrated by the Medium Density Residential project know as Maze Stone Village which is in the center of our project area, this area was always foreseen as being low/medium density residential neighborhood entirely consistent with adjacent properties. As proposed our project is much less dense then both the Four Seasons development and the Maze Stone Village development. Further, our project conforms entirely to the County of Riverside General Plan and will preserve and dedicate large amounts of open space that would otherwise not be preserved.

Lastly, obviously and clearly Tract Map number 28286 has built and provided for this access and this emergency access is there today, built now, and ready to function as an emergency access today. The question is further begged that if this is not the access codified in the Specific Plan and Conditions of Approval then where is the referenced access supposed to be?



Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Naggar', is written over the printed name.

Michael S. Naggar

Project Manager

Cc: Supervisor Jeff Stone
Planning Commissioner John Petty
Fire Marshall Dan Wagner
District 3 Field Rep Olivia Barns

Attachment 1

- Private Local Streets (Section F-F)

All of the residential neighborhoods within the project restricted portion of the project will be served by private local streets. The private local streets will be constructed based upon a two-lane undivided standard which includes a 36-foot improved street section with rolled curbs. Two public utility easements with a minimum width of 5 feet will be provided behind the street rights-of-way. On-street parking will be allowed on both sides of the private local street.

- Public Local Streets (Section I-I)

The non-age-restricted neighborhoods within the project will be served by public, local streets. The public local streets will be constructed based upon a two-lane, undivided standard street section which includes a 36-foot improved street within a 46-foot right-of-way.

- Emergency Access

An Emergency Access Plan has been created to provide emergency access at two locations; first, along the Heartland Village northern property line, which provides an additional point of emergency access to the Reinhardt Canyon area; and second, from a cul-de-sac in Planning Area No. 9 along California Avenue connecting to the project's secondary entrance road at Devonshire Avenue. The plan was developed for the use and management of a disaster affecting the community of Heartland Village and the Reinhardt Canyon area to the north. The plan incorporates implementation, an incident management system, HOA responsibilities, communication, preplanning and post-incident responsibilities. The plan is included herein as Technical Appendix 1.

2. Drainage Concept Plan

The Heartland Village drainage concept plan (see Exhibit Nos. 13 and 14) has been designed to accept and convey storm flows from off-site tributary drainage areas that traverse the project site and provides for the management of the on-site drainage. The plan has also been designed to mitigate potential flood hazards on-site and to replicate or improve existing drainage conditions downstream of the property. The following discussion is organized based upon each of the two major drainage basins which impact the project.

Attachments 2 & 3