

CEL MAP Parcel Map #: PM36453

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34

MAP-LC LNDSCP CMN AREA MNTNNC (cont.)

NOTAPPLY

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

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

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859.2 (as adopted and any amendments thereto). Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859.2 (as adopted and any amendments thereto). to, the following: Planning Area(s) Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859.2 (as adopted and any amendments thereto). The project is required to connect to a reclaimed water system when available

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SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT 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.

TRANS DEPARTMENT

50.TRANS. 1 MAP - CENTERLINE STUDY PROFIL RECOMMND

Plans shall be based upon a centerline study profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

50.TRANS. 2 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on SH-74 and so noted on the final map.

50.TRANS. 3 MAP - CALTRANS 2 RECOMMND

A copy of the final map shall be submitted to Caltrans, District 08, Post Office Box 231, San Bernardino, California 92403; Attention: Project Development, for review and approval prior to recordation.

50.TRANS. 4 MAP - R-O-W DEDICATED 1/SUR RECOMMND

Sufficient public street right-of-way along SH-74 shall be dedicated for public use to provide for a 92 foot half-width right-of-way per County Standard No. 83, Ordinance 641.

Sufficient public street right-of-way along street "A"/street "B" shall be dedicated for public use to provide for a 66 foot full-width right-of-way per County Standard No. 104, Ordinance 461.

Sufficient public street right-of-way along street "D and street "E" shall be conveyed for public use to provide for a 56 foot full-width right-of-way per County Standard No. 105, Section "A", Ordinance 461.

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50.TRANS. 5 MAP - CORNER CUT-BACK I RECOMMND

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

50.TRANS. 6 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.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 23 MAP- CONTAMINATED SOIL NOTAPPLY

Prior to the issuance of a grading permit, the applicant/ developer shall provide a soils report addressing the site conditions including but not limited to the following:

1-Indicate all contaminates in the soil and provide remediation requirements to mitigate any hazardous conditions on the site.

2-Indicate whether any remediation efforts will be conducted as part of the grading permit process.

3-If remediation is required by any other department or agency provide documentation from those departments or agencies stating that the remediation efforts have been satisfied.

60.PLANNING. 24 MAP- MINE TAILINGS, SHAFTS NOTAPPLY

Prior to the issuance of a grading permit, the applicant/ developer shall provide a soils report addressing the existing mine tailing and final sealing of the test excavation, shafts, and/or stopes and proper closure of the previous mine located onsite. The existing conditions shall be clearly delineated on the grading plan.

60.PLANNING. 25 MAP- 30 DAY BURROWING OWL NOTAPPLY

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

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60.PLANNING. 25

MAP- 30 DAY BURROWING OWL (cont.)

NOTAPPLY

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

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

60.PLANNING. 26

MAP- SKR FEE CONDITION

RECOMMND

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 126.4 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

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60.PLANNING. 27 MAP- CULTURAL RESOURCE PRO

NOTAPPLY

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit. The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 28 MAP- NATIVE AMERICAN MONITOR

NOTAPPLY

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

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

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60.PLANNING. 28

MAP- NATIVE AMERICAN MONITOR (cont.)

NOTAPPLY

with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

NOTE: 1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process. 2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. 3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration. 4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

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

60.PLANNING. 29

MAP- MM-5.4-1

NOTAPPLY

Prior to the issuance of a grading permit:

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60.PLANNING. 29 MAP- MM-5.4-1 (cont.) NOTAPPLY

To mitigate the direct effects on 0.622 acres of onsite Riparian/Riverine Areas, the applicant shall purchase 1.244 acres (or at a ratio determined by the appropriate resource agency(s) of compensatory mitigation credits at a 2:1 ratio or ratio determined by the appropriate resource agency(s).

60.PLANNING. 30 MAP- MM-5.4-2 NOTAPPLY

Prior to the issuance of a grading permit:

A Waste Discharge Report (WDR) shall be required prior to impacting areas under the jurisdiction of the RWQCMB.

60.PLANNING. 31 MAP- MM-5.4-4 NOTAPPLY

Prior to the issuance of building permits:

Construction of the off-site water improvements will have an unavoidable temporary impact on Riverine Areas. To reduce unavoidable temporary impacts to insignificant levels, the off-site water improvements will be confined to the area located within the disturbed streambed where the dam-like structure was constructed and native riparian resources were removed. Construction of the off-site water improvements will include normal trenching and backfill activities. Replacement of like materials and stabilization will occur immediately after the water line is placed in the trench. Removal of the dam-like structure will be an improvement to existing conditions. The channel and banks of the blue line stream will be recontoured to correspond with existing conditions up- and downstream, thus restoring the natural flow regime in the blue line stream.

60.PLANNING. 32 MAP- MM-5.5-2 NOTAPPLY

Prior to issuance of a grading permit:

The Project applicant(s) shall include the following wording in all construction contract documentation: If inadvertent discoveries of subsurface archaeological resources are discovered during grading, work shall be halted immediately within 50 feet of the discovery and the Developer, the project archaeologist and the Pechanga appropriate Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the developer and the

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60.PLANNING. 32 MAP- MM-5.5-2 (cont.)

NOTAPPLY

Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the County Planning Director and a qualified, neutral archeologist hired by the applicant and the Tribe for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the County Planning Commission and/or Board of Supervisors. In the event the significant resources are recovered and if the qualified archeologist determines the resources to be historic or unique, as defined by relevant state and local law, mitigation would be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4. (Revised per Planning Department).

60.PLANNING. 33 MAP- MM-5.5-3

NOTAPPLY

Prior to the issuance of grading permits:

At least 30 days prior to issuance of a grading permit, the Project applicant(s) shall contact the appropriate Tribe to notify the Tribe of grading, excavation, and the adopted monitoring program to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project grading and development scheduling; terms of compensation for Tribal monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.

60.PLANNING. 34 MAP- MM-5.6-6

NOTAPPLY

Prior to the issuance of a grading permit:

The Project site will be subject to strong seismic ground

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60.PLANNING. 34 MAP- MM-5.6-6 (cont.) NOTAPPLY

shaking and will expose people or structures to potential substantial adverse effects. The Project design and construction shall comply with the recommendations contained within the 2012 Geo Report, or the 2014 Geo Report, if applicable, as it pertains to strong seismic ground shaking.

60.PLANNING. 35 MAP- MM-5.6-8 NOTAPPLY

Prior to the issuance of grading permits:

Debris/impact walls and/or diversion devices should be constructed, where reentrant canyons intercept the proposed development and/or cut slopes. The actual location and need for such devices would best be evaluated at the 40-scale plan stage, when design grades are semi-finalized or finalized. The effects of surface flooding should be evaluated by the design engineer at that time.

60.PLANNING. 36 MAP- MM-5.6-10 NOTAPPLY

Prior to the issuance of grading permits:

It shall be determined that stormwater basins are not located over the Good Hope and San Jacinto "Claim" line and/or large shaft opening areas, and/or at the toe of descending structural fill slopes.

60.PLANNING. 37 MAP- MM-5.6-13 NOTAPPLY

Prior to the issuance of grading permits:

The Project shall comply with the recommendations contained within the 2012 Geo Report for those areas identified on Figure 5.6-1, as it pertains to areal subsidence or ground fissures. The potential for areal subsidence or ground fissures is deemed low, except as indicated on Figure 5.6-1.

60.PLANNING. 38 MAP- MM-5.6-14 NOTAPPLY

Prior to the issuance of grading permits:

Should features such as perched boulders, core stones, etc. exist in natural or cut slopes above the proposed residential or commercial development, and not be removed

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60.PLANNING. 38 MAP- MM-5.6-14 (cont.) NOTAPPLY

by the proposed grading, then debris/impact walls and/or diversion devices should be constructed, where these features intercept the proposed development and/or cut slopes. The actual location and need for such devices would best be evaluated prior to the issuance of a grading permit, at the 40-scale plan stage, when design grades are finalized and following a supplemental review.

60.PLANNING. 39 MAP- MM-5.6-15 NOTAPPLY

Prior to issuance of grading permits:

Appropriate safety considerations for potential caving and sloughing, such as shoring or layback cuts, should be incorporated into the construction design details, which shall be submitted to, and approved by, the County, in order to assure stability.

60.PLANNING. 40 MAP- MM-5.6-20 NOTAPPLY

Prior to the issuance of grading permits:

The post-tensioned slab zone should be delineated or indicated on all grading plans. In addition, based on preliminary evaluation of the proposed finish grade elevations, and the relatively steep subsurface topography on portions of the site, post-tensioned foundations are also specifically recommended for proposed fill areas that equal or exceed about 25 feet in thickness, at the conclusion of grading. Additional evaluations will be conducted prior to the issuance of a grading permit, at the 40-scale plan stage, when design grades are semi-finalized or finalized.

60.PLANNING. 41 MAP- MM-5.6-21 NOTAPPLY

Prior to the issuance of grading permits:

Based on engineering analyses, post-tensioned foundations will be recommended for engineered fills with low expansive materials. Expansion Index [E.I.] >21 and <51) exhibiting plasticity indices greater than 15, -200 >10% and medium to medium expansive soils (E.I.51 to 90). Additional E.I. and Plasticity Index (P.I.) testing should be performed during site development to further evaluate the preliminary test results obtained.

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60.PLANNING. 42 MAP- MM-5.6-22 NOTAPPLY

Prior to the issuance of grading permits:

The off-site Project components shall comply with the recommendations contained within the 2012 Geo Report, and 2014 Geo Report, where applicable. Additional evaluations will be conducted prior to the issuance of a grading permit, at the 40-scale plan stage, when design grades are semi-finalized or finalized.

60.PLANNING. 43 MAP- MM-5.7-3 NOTAPPLY

*** No Text Exists For This Condition ***

60.PLANNING. 44 MAP- MM-5.7-4 NOTAPPLY

Prior to the issuance of grading permits:

The underground storage tank shall be removed from the site and the soil in the area be analyzed for possible contamination. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

60.PLANNING. 45 MAP- MM-5.7-5 NOTAPPLY

Prior to the issuance of grading permits:

If buried drums or any other storage canisters are discovered at the site during future site development, it is recommended that they be documented, properly disposed of offsite, and that the soil around such structures be properly assessed and possibly analyzed for contaminants.

60.PLANNING. 46 MAP- MM-5.7-6 NOTAPPLY

Prior to the issuance of grading permits:

If buried drums or any other storage canisters are discovered at the site during future site development, it is recommended that they be documented, properly disposed of offsite, and that the soil around such structures be properly assessed and possibly analyzed for contaminants.

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60.PLANNING. 47 MAP- MM-5.7-7

NOTAPPLY

Prior to the issuance of grading permits:

Additional site characterization of the tailings shall be conducted to further determine if these wastes are considered hazardous to human health or the environment. All tailings will be specially handled. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

60.PLANNING. 48 MAP- MM-5.7-11

NOTAPPLY

Prior to issuance of grading permits:

A blasting report shall be submitted to the County as part of the grading plan check review. Said blasting report shall contain, at a minimum, the following information:

Explosive handling

Chemical exposure

Compliance with 2010 California Fire Code Chapter 33 and the California Code of Regulations, Title 19, Subchapter 4, Article 6.

The following shall be required:

The use and handling of explosives is restricted to permittees, their employees and authorized representatives, who shall be at least 21 years of age; however, persons between the ages of 18 and 21 years may be permitted to use and handle such explosives if they are under the direct personal supervision of an experienced competent permittee, employee or authorized representative over the age of 21 years.

Smoking shall not be permitted while explosives are being used or handled, and no one within 50 feet of explosives shall possess matches, lighters, open light or other fire or flame. Exception: The lighting of safety fuse in conjunction with approved blasting operations.

No person shall use or handle explosives while under the influence of intoxicating liquors, or narcotics.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 48

MAP- MM-5.7-11 (cont.)

NOTAPPLY

Authorized containers or Class II magazines shall be used for taking detonators and other explosives from storage magazines to the blasting area.

When blasting is done in congested areas or in close proximity to a structure, railway, or highway, or any other installation that may be damaged, the blast shall be covered before firing with a mat constructed so that it is capable of preventing fragments from being thrown. Appropriate provisions (water) shall be available in brush areas to extinguish a fire that may occur as a result of blasting operations.

Persons authorized to prepare explosive charges or conduct blasting operations shall use every reasonable precaution, including but not limited to warning signals, flags, barricades, guards or woven mats to insure the safety of the general public.

Blasting operations, except by special written permission of the County, shall be conducted during daylight hours.

Whenever blasting is being conducted in the vicinity of gas, electric, water, fire alarm, telephone, telegraph or steam facilities, and flammable liquid and any similar lines, the blaster shall notify the appropriate representatives of such facilities, at least 24 hours in advance of blasting, specifying the location and intended time of such blasting. In an emergency this time limit may be waived by the County.

Due precautions shall be taken to prevent accidental discharge of electric blasting caps from current induced by radar, radio transmitters, lightning, adjacent power lines, sand or dust storms, or other sources of extraneous electricity. These precautions shall include: 1.The suspension of all blasting operations and removal of persons from the blasting area during the approach and progress of an electric storm, or sand or dust storm. 2.The posting of signs warning against the use of mobile radio transmitters on all access roads between 1,000 feet and 3,000 feet of the blasting operations. The sign shall be in contrasting 8 inch letters on a white background and shall read "BLASTING AREA- NO RADIO TRANSMITTING". Signs shall be displayed only at time of blasting. 3.No electric blasting shall be done under overhead electric lines, or at such

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60.PLANNING. 48

MAP- MM-5.7-11 (cont.) (cont.)

NOTAPPLY

distance where it is possible for the blasting line to be blown in contact with any electric line unless the power in the energized line is shut-off or unless show blow deflectors, hold downs, mats, logs, or other material are placed over the charge to confine the blast. 4. When blasting near overhead electric lines, and when placing the lead and leg wires near these lines, the lead and leg wires shall not be placed parallel to the power line, and they shall be securely anchored. 5. Before a blast is fired, the person in charge shall make certain the surplus explosive materials are in a safe place, that persons and vehicles are at a safe distance or under sufficient cover, and that a loud warning signal has been sounded. It shall also be ascertained that all entrances to the place or places where charges are to be fired are properly guarded. 6. Tools used for the opening of containers of explosive materials shall be made of non-sparking materials. 7. Empty boxes and paper, plastic or fiber packaging material which has previously contained explosive materials shall not be reused, and shall be disposed of in an appropriate manner. 8. Explosive materials shall not be abandoned. 9. Temporary storage for use in connection with approved blasting operations shall comply with NFFPA 495.

60.PLANNING. 49

MAP- MM-5.10-1

NOTAPPLY

Prior to the issuance of grading permits:

The open test shaft (approximately 15 feet in depth) should be located and temporarily fenced, prior to clean-out and proper backfill, to keep equipment and construction/field personnel away from the open test shaft, in accordance with CAL/OSHA (2011) requirements.

60.PLANNING. 50

MAP- MM-5.10-4

NOTAPPLY

Prior to issuance of grading permits:

Due to the potential for slope instability, potential problems with required keyway construction, and the potential to disturb proposed sealed shaft/stoped areas, descending slopes greater than 15 feet in vertical height should not toe-out on the Good Hope and San Jacinto "Claim" line and/or at large shaft opening areas. Descending slopes within these areas will need to be set-back from the Good Hope and San Jacinto "Claim" line (previously established

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60.PLANNING. 50 MAP- MM-5.10-4 (cont.) NOTAPPLY

setback lines) and/or large shaft opening areas by an approximate lateral distance of 40 feet.

60.PLANNING. 51 MAP- MM-5.10-5 NOTAPPLY

Prior to issuance of grading permits:

All proposed building pads (commercial and residential) will need to be located outside the "restricted zone." Based on the actual surveyed locations of the shaft/stoped areas encountered during the closure of the mine and sealing of the mine's test excavations, shafts, and/or stopes, additional restricted areas and/or shaft setbacks zones may be required.

60.PLANNING. 52 MAP- MM-5.10-6 NOTAPPLY

Prior to issuance of grading permits:

Due to the potential for settlement and associated distress within the areas where any Project roadways cross the "restricted zone" onsite, should be constructed at high angles in order to minimize the amount of damage should settlement occur. Appropriately located up- gradient and down-gradient cut-off valves for the utilities, to facilitate repair, should be incorporated into the design.

60.PLANNING. 53 MAP- MM-5.11-9 NOTAPPLY

Prior to the issuance of grading permits:

The applicant shall retain a qualified contractor/consultant and have that contractor/consultant prepare a comprehensive Blasting Plan for this grading activity, as appropriate, and to the extent blasting required. This plan shall include, at a minimum, the following aspects/information: 1.Type of blasting media to be used (TNT, ANFO, etc.). 2.Drilling method. Bore hole diameter, depth of bore hole, number of holes per shot, stemming, burden, weight/volume of explosives, accelerants, fuse types, etc. 3.Amount of material expected to be produced per blast. 4.Monitoring plans for blast-induced ground vibrations and air overpressure (sound). 5.Monitoring plans for drilling-induced ground vibrations and noise impacts on all surrounding uses, including wildlife. 6.Monitoring plans for potential adverse effects

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60.PLANNING. 53 MAP- MM-5.11-9 (cont.) NOTAPPLY

caused by blasting relative to slope stability.
7.Monitoring plans for potential adverse effects caused by blasting relative to the hydrologic characteristics of the rock body. 8.Recommendations for minimizing any potential drilling and blasting impacts, as appropriate. 9.All necessary blasting permits.

60.PLANNING. 54 MAP- MM-5.16.3-3 NOTAPPLY

Prior to issuance of grading permits:

Tentative tract maps shall be conditioned to require that all electrical service lines (excluding transmission lines) serving development within the project will be installed underground. This includes existing service facilities that may have to be relocated temporarily during grading.

60.PLANNING. 55 MAP- MM-5.5-6 NOTAPPLY

Prior to issuance of grading permits:

The Project shall comply with the provisions and recommendations of the PRIMP in order to monitor, identify, and preserve any paleontological resources encountered during ground disturbance activities.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 3 MAP- MM-5.6-1 NOTAPPLY

Prior to the grading permit final inspection approval:

Removal of all undocumented artificial fill, colluvium/topsoil, younger alluvial deposits, and the surficial weathered older alluvial-channel deposits and bedrock materials will be necessary prior to fill placement. On a preliminary basis, remedial grading is estimated to consist of the removal of the upper 2 to 20 feet, or greater, of undocumented artificial fill, potentially compressible native soils and/or weathered surficial older alluvium/bedrock materials, below existing grades.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 4 MAP- MM-5.6-3 NOTAPPLY

Prior to grading permit final inspection approval:

Topsoil/Colluvium soils shall be removed and recompacted, if not removed by planned excavation, should settlement sensitive improvements be proposed within their influence.

70.PLANNING. 5 MAP- MM-5.6-2 NOTAPPLY

Prior to grading permit final inspection approval:

Due to the potentially compressible, and collapsible nature of Quaternary Alluvium - Younger soils, they are considered unsuitable for support of structures and/or improvements in their existing state and therefore, will be need to be removed and recompacted, in areas proposed for development.

70.PLANNING. 6 MAP- MM-5.6-4 NOTAPPLY

Prior to grading permit final inspection approval:

The weathered near surface (upper 2 to 3 feet) channel deposits of Quaternary Very Old Alluvial-Channel Deposits are unsuitable for support of settlement sensitive improvements in their existing state, and will require removal and recompaction, if not removed by planned excavation.

70.PLANNING. 7 MAP- MM-5.6-9 NOTAPPLY

Prior to grading permit final inspection approval:

Due to the potential for the introduction of stormwater pollutants directly into the local groundwater table, stormwater basins will need to sealed and lined.

70.PLANNING. 8 MAP- MM-5.6-17 NOTAPPLY

Prior to grading permit final:

The Project will be developed in compliance with the "Fill Placement" and "Rock Placement Guidelines" contained in the 2012 Geo Report. Oversized materials exist on-site and will be generated during some bedrock excavations, which will require specialized placement techniques during grading. No oversized materials greater than 8 inches in diameter, should be placed within 10 feet of finish grade. This will

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 8 MAP- MM-5.6-17 (cont.) NOTAPPLY

necessitate the need for scraper/dozer pits and/or rockfill blankets if the oversized materials cannot be reduced in size, during grading. Additionally, proper disclosure to all interested/affected parties, homeowners, and any homeowners association, will be required regarding the potential for difficult excavation, hard rock, oversize materials and their hold-down distances from finish grade, etc. Local utility entities may require a more stringent backfill grain size restriction (i.e., less than 4 inches in maximum size), which may require impact or select grading during utility backfill.

70.PLANNING. 9 MAP- MM-5.6-16 NOTAPPLY

Prior to the final grading permit:

In order to facilitate foundation construction and trenching of utilities, as well as to mitigate rock hardness, over excavation of cut pads in hard rock areas should be performed to a minimum depth of 3 feet below finish grade, or 2 feet below foundations, whichever is greater, and subsequently replaced with properly compacted fill.

70.PLANNING. 10 MAP- MM-5.6-18 NOTAPPLY

Prior to grading permit final inspection approval:

Entire cut areas of affected lots should generally be over excavated to a minimum depth of 3 feet below finish grade, or 2 feet below the foundation, whichever is greater, and/or a maximum ratio of fill thickness on the lot of 3:1 (maximum: minimum), and replaced with compacted fill. The County of Riverside requires that the minimum fill thickness beneath a lot be at least half of the maximum fill thickness on the lot. Removal bottoms should be sloped toward the street, or other approved areas. In areas of hard rock, the over excavation should be performed such that a minimum 1 percent gradient is maintained toward the front of the lot in order to reduce the potential for the accumulation of water (from irrigation or rainfall) in the fill caps. A minimum of 2 feet of compacted fill is recommended below all foundations.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 11 MAP- MM-5.6-19

NOTAPPLY

Prior to grading permit final inspection approval:

Fill slopes should be properly built and compacted to a minimum relative compaction of 90 percent throughout, including the slope surfaces. Any cut slopes proposed should be designed at gradients of 2:1 and should not exceed 30 feet in height, without a specific slope stability evaluation. While stabilization of such cut slopes is not currently anticipated, locally adverse geologic conditions (e.g., adverse joints and/or fractures, discontinuities, etc.) may be encountered which may require remedial grading or laying back of the slope to an angle flatter than the adverse geologic condition. In addition, existing natural slopes that remain outside areas of proposed development, may be prone surficial instability, as was noted during our previous investigation of the property (GSI, 2006). These natural slopes should have drainage directed away from their tops and bottoms, and will also require regular and periodic maintenance. General guidelines for slope construction are presented in Appendix E. At a minimum, the proposed slopes should be constructed in accordance with 2010 CBC (CBSC, 2010) requirements. Irrigation of natural slopes is not recommended.

70.PLANNING. 12 MAP- MM-5.7-1

NOTAPPLY

Prior to grading permit final inspection approval:

Should an accidental release of a hazardous material occur, the following actions will be implemented: construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted under the oversight of Riverside County Site Cleanup Program. All of the above actions shall be documented and

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 12 MAP- MM-5.7-1 (cont.) NOTAPPLY

made available to the appropriate regulatory agencies prior to closure of the contaminated area.

70.PLANNING. 13 MAP- MM-5.7-2 NOTAPPLY

Prior to grading permit final inspection:

If an unknown contaminated area is exposed during construction, the following actions will be implemented: any contamination found during construction will be reported to the Riverside County Site Cleanup Program and all of the sampling or remediation related to the contamination will be conducted under the oversight of the Riverside County Site Program; construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be identified; a qualified professional (industrial hygienist or chemist) shall test the contamination and determine the type of material and define appropriate remediation strategies; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area.

70.PLANNING. 14 MAP- MM-5.7-8 NOTAPPLY

Prior to grading permit final inspection approval:

If any materials are discovered at the site during any future soil moving activities that may contain asbestos, it is recommended that a qualified contractor be contacted to remove such materials. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 15

MAP- MM-5.7-9

NOTAPPLY

Prior to grading permit final inspection approval :

If any materials are discovered at the site during any future soil moving activities that may contain lead, it is recommended that a qualified contractor be contacted to remove such materials. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

70.PLANNING. 16

MAP- MM-5.7-10

NOTAPPLY

Prior to grading permit final inspection approval:

Tailing deposits shall be transported to the proposed commercial area of the site and deposited in an engineered underground enclosure. This enclosure should be designed to accomplish the following parameters:

All pathways where surface or ground water can migrate into and through the tailing deposits will be eliminated. The top of the enclosure which will be entirely water proof will be designed to cause water entering the subsurface to be directed to the edges of the structure and away from the tailings. This will preclude any leaching of heavy metals into the native soils and groundwater;

All site utilities will be located above the top of the enclosure. This will preclude the need to expose the tailings in the event of a need to repair a utility. Thus, once deposited, there will be no reason for any future personnel to be exposed to the tailing deposits.

A deed restriction will be recorded that documents the existence of the enclosure.

70.PLANNING. 17

MAP- MM-5.8-1

NOTAPPLY

Prior to grading permit final inspection approval:

With the exception of the area set aside for conservation, future development shall include the construction of all onsite and offsite drainage facilities as required by the County Flood Control and Water Conservation District as described in this Subchapter of the EIR.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 18 MAP- MM-5.10-2

NOTAPPLY

Prior to grading permit final inspection approval:

Any unidentified open test excavations, shafts, or stopes shall be identified and properly filled.

70.PLANNING. 19 MAP- MM-5.10-3

NOTAPPLY

Prior to grading permit final inspection approval: For shafts, the anticipated remedial measure would consist of the removal of all near surface loose soil and rock within the shaft opening, the placement of a lean concrete slurry plug and/or concrete cap, in-turn capped with a minimum of 5 feet of compacted fill, and incorporating structural setbacks near the shaft opening. These recommendations assume that the shaft is poorly backfilled. If the quality (relative compaction) of the shaft backfill is better than anticipated, these remedial recommendations may be modified somewhat, based on review and approval by the controlling authorities. The preliminary remedial measures for stope areas might consist of, but may not be limited to, backfilling the near surface workings with onsite materials, imported crushed rock, or a lean concrete slurry. All test excavations, shafts, and/or stopes identified onsite, should be surveyed and properly abandoned following local and State requirements can be refined based on the requirements of the controlling authorities and conditions exposed in the field prior to and/or during earthwork construction. If additional concealed mine workings or other subsurface structures are uncovered/revealed during grading, they will need to be further evaluated on a case-by-case basis to determine what, if any, remedial measures or recommendations, consistent with the Mitigation Measures, are considered warranted.

70.PLANNING. 20 MAP- MM-5.16.3-4

NOTAPPLY

Prior to grading permit final inspection approval:

The contractor shall temporarily relocate existing overhead facilities, as necessary to maintain service, while grading and installing the new underground system is underway.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 21 MAP- MM-5.5-5 NOTAPPLY

PRIOR TO GRADING PERMIT FINAL INSPECTION APPROVAL:

Prior to grading permit final, trenching and other ground-disturbing construction activities associated with the sewer and water line improvements along existing roadways shall be monitored for the presence of buried prehistoric or historic features and sites.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 10 MAP- SOIL REMEDIATION COMPL NOTAPPLY

Prior to issuance of any building permit, the applicant/ developer shall provide documentation that the soil remediation has been completed and is safe for the intended use.

80.PLANNING. 11 MAP- MINE TAILINGS, SHAFTS NOTAPPLY

Prior to issuance of any building permit, the applicant/ developer shall provide documentation that the existing mine tailings and final sealing of the test excavations, shafts, and/or slopes and proper closure of the previous mine located onsite has been completed. Provide documentation from any State Agencies indicating that remediation efforts have been completed.

80.PLANNING. 12 MAP- POST GRADING REPORT NOTAPPLY

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

80.PLANNING. 13 MAP- SCHOOL MITIGATION NOTAPPLY

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP- ENTRY MONUMENTATION

NOTAPPLY

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

1. An entry monument shall be shown on the Exhibit ____.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area ____ of the SPECIFIC PLAN, as shown on pages ____ to ____.
3. Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

80.PLANNING. 15 MAP- MM-5.3-3

NOTAPPLY

The project shall incorporate Energy Efficient Project Design (consistent with Section II.J, Energy Efficiency, of Specific Plan No. 364), which includes photovoltaic solar roofs.

80.PLANNING. 16 MAP- MM-5.6-7

NOTAPPLY

Prior to the issuance of a building permit:

The developer shall obtain a geotechnical study for the reservoir that addresses the maximum amount of acceleration forecast from the maximum credible earthquake; incorporate this information into the design of a new reservoir. The design must prevent a catastrophic tank failure, yet allow stored water to be released in a controlled manner that can be captured on the site and conveyed to a nearby stream channel or drainage facility.

80.PLANNING. 17 MAP- MM-5.11-10

NOTAPPLY

Prior to issuance of building permits:

Future traffic noise levels for sensitive uses adjacent to SR 74 could result in exterior noise loading is greater than 65 dB CNEL. Mixed Use Planning Area 1 and residential Planning Area 2 are both adjacent to SR 74 and sensitive uses within these development areas may be exposed to high traffic noise levels. In order to meet the Riverside County exterior noise compatibility guideline at the closest Project lots under General Plan build-out traffic noise, one or more of the following mitigation measured will be required to ensure residential uses in PA 1 and PA 2

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP- MM-5.11-10 (cont.) NOTAPPLY

adjacent to the SR 74 are adequately protected from roadway noise sources:

Sensitive uses adjacent to SR-74 could achieve the 65 dB CNEL noise contour by setting homes further than the setback distances indicated previously.

A 6-0 foot high perimeter wall or berm at homes backing up to or abutting SR-74 could provide up to 6 dB attenuation.

Mixed use area PA 1, adjacent to SR-74, could place commercial structures immediately adjacent to the roadway to acoustically shield interior residential uses. Such design strategies could eliminate any needed noise mitigation in PA 1.

Recreational space such as a noise protected community park or pool may be considered to meet noise protection standards such that individual residential balconies or patios would not require to be mitigated below the 65 dB CNEL threshold.

Sensitive uses adjacent to SR-74 could achieve the 65 dB CNEL noise contour by setting homes further than the setback distances at least 50 feet from Project access roadways.

80.PLANNING. 18 MAP- MM-5.11-12 NOTAPPLY

Prior to the issuance of building permits:

Verification of code compliance for any future residential uses within PA 1 and PA 2 shall be provided to the Building Department.

80.PLANNING. 19 MAP- MM-5.16.3-1 NOTAPPLY

Prior to issuance of building permits:

The applicant shall provide evidence that the following has been addressed.

To utilize energy efficiently, all residential buildings, large public buildings (library, public community center, schools, and joint-use facilities), large private recreation buildings and large commercial buildings (retail

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP- MM-5.16.3-1 (cont.)

NOTAPPLY

and office) shall exceed the 2008 California Energy Code - Title 24, Part 6 energy efficiency standards by 35%. To meet this rating standard, combinations of the following energy efficiency design elements or future elements shall be used to achieve at least a 35% energy savings compared to the 2008 Building Energy Standards: i) Tankless water heaters ii) High efficiency lighting iii) Low energy HVAC systems with tighter HVAC ducts iv) Improved drywall, insulation and sealing installation v) "Cool roofs" reflect the sun's light back to the sky vi) Heat-repelling radiant barrier roof foil reflect the sun's heat back to the sky vii) Double-paned windows viii) Dual-glazed, Lo E2 windows ix) Other energy conservation measures developed between 2011 and 2017 when the propose project is envisioned to begin actual construction. 2. To utilize energy efficiently, homebuilders shall install Energy Star-rated model appliances, if the homebuilder chooses to install major appliances such as a dishwasher, washing machine, and refrigerator in the new residential units. 3. To utilize energy efficiently, major appliances installed in large public buildings (library, public community center, schools, and joint-use facilities) and large private recreation buildings shall be Energy Star-rated . 4. To utilize energy efficiently, street lights shall be installed with energy-efficient lighting, such as approved LED lights the meet the requirements of County Ordinance No. 655. 5. To increase renewable energy sources and reduce greenhouse gas emissions, large public buildings (library, public community center, schools, and joint-use facilities) and large private recreation buildings shall be installed with solar panels, photovoltaic cells, solar thermal systems or other renewable energy generating technology. 6. To increase renewable energy sources and reduce greenhouse gas emissions, homebuilders shall offer to home buyers solar panels, photovoltaic cells, solar thermal systems or other renewable energy generating technology as part of the homebuilder's option program. 7. Where professional management is available, such as an HOA, recycled water shall be used in residential front-yards and backyards, i.e. private common area, and in adjacent street parkways, subject to EVMWD and County approvals. 8. Where professional management is not available, grass turf (live not artificial) shall be limited to 33% of the landscaped area of a conventional single-family detached lot.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP- MM-5.16.4-1

NOTAPPLY

Prior to issuance of building permits:

The project proponent shall recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of the project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program - Form B and Form C to ensure compliance. Form B - Recycling Plan must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety, Form C - Reporting Form must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior building final inspection.

80.PLANNING. 21 MAP- MM-5.16.4-3

NOTAPPLY

Prior to issuance of building permits:

To assure compliance with the California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials, for any multi-unit residential, commercial or industrial facilities, clearance from the Riverside County Waste Management Department is needed to verify compliance with AB 1327 in terms of installation of recycling access areas at these facilities.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

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

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP- MM-5.11-1

NOTAPPLY

Prior to building permit final inspection approval: 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.

90.PLANNING. 7 MAP- MM-5.11-11

NOTAPPLY

Prior to building permit final inspection approval:

Interior noise levels can achieve the 45 dB CNEL building code standard with standard construction features such as dual paned windows and the ability to close windows. Supplemental ventilation, in conjunction with air conditioning, is required in any livable space where window closure to shut out roadway noise is needed to meet interior standards. This shall be reflected on the plans and inspected for compliance, prior to building final inspection.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 2 SP - COUNT RES BUILD PERMITS

NOTAPPLY

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 490 residential building permits to be issued within the SPECIFIC PLAN.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3 SP - PA4A PLANS REQUIRED(1)

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 1st Building Permit within the SPECIFIC PLAN, detailed park plans shall be submitted to the Planning Department and the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the portion of the park site designated within Planning Area 4A, specifically the portion that is on top of the hill between Planning Areas 3 and 5, such that a park is available with a tot lot and grass area for the first residents of the SPECIFIC PLAN. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 4 and with the requirements of the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4 SP - PA4A PARK CONST(1)

NOTAPPLY

PRIOR TO THE 25th BUILDING PERMIT within the SPECIFIC PLAN, the portion of the park site designated within Planning Area 4A, specifically the portion that is on top of the hill between Planning Areas 3 and 5, such that a park is available with a tot lot and grass area for the first residents of the SPECIFIC PLAN, shall be constructed and operational; or to the satisfaction of the Planning Director.

100.PLANNING. 5 SP - PA4A PLANS REQUIRED(2)

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 196th Building Permit within the SPECIFIC PLAN, detailed park plans shall be submitted to the Planning Department and the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the remainder of the park site designated within Planning Area 4A. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 4A and with the requirements of the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 5 SP - PA4A PLANS REQUIRED(2) (cont.) NOTAPPLY

amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 6 SP - PA4A PARK CONST(2) NOTAPPLY

PRIOR TO THE 294th BUILDING PERMIT within the SPECIFIC PLAN, the remainder of the park site designated within Planning Area 4A, shall be constructed and operational; or to the satisfaction of the Planning Director.

100.PLANNING. 7 SP - PA4B LAND DEDICATION NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 294th Building Permit within the SPECIFIC PLAN, the land for a Community Center shall be dedicated to a public agency.

100.PLANNING. 9 SP - PA6 TRAIL PLANS NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 100th Building Permit within the SPECIFIC PLAN, detailed trail plans shall be submitted to the Planning Department, Regional Parks and the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the trails designated within Planning Area 6. The detailed trail plans shall conform with the design criteria in the specific plan document for Planning Area 6 and with the requirements of the Regional Parks, CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the trail and its facilities.

100.PLANNING. 10 SP - PA6 TRAIL CONST NOTAPPLY

The trails in Planning Area 6 shall be constructed and operational prior to the 300th Building Permit within the

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 10 SP - PA6 TRAIL CONST (cont.) NOTAPPLY

SPECIFIC PLAN or to the satisfaction of the Planning Director.

100.PLANNING. 11 SP - COMMUNITY CENTER PLANS NOTAPPLY

Improvement plans for the Community Center located within Planning area 4B shall be submitted by the applicant or successor in interest to the Planning Department for review and approval prior to the first building permit. The Community Center improvement plans shall include a detailed site plan, floor plans and elevations for the construction and maintenance of the community center. More specifically the plans shall show at least 3,000 square feet total. At least 1,200 square feet of the structure shall be dedicated as a community center before any residential are sold, and the remainder of the structure may be used for home sales. At which time the sales office is not required the remainder of the building will also become community center, and shall include parking, a meeting room, two offices, restroom(s), and a kitchen including appliances. The improvement plans shall be submitted as a plot plan. The design of the community center shall be coordinated with Riverside County EDA and Regional Parks Department.

Note- This Condition was added by the Planning Commission.

100.PLANNING. 12 USE - OPERATE COMMUNITY CENTER NOTAPPLY

Prior the approval of any implementing project with the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

Prior to the 30th residential certificate of occupancy the Community Center within Planning Area 4B in Specific Plan No. 364 shall be constructed.

Note- This Condition was added by the Planning Commission.

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

DATE: January 26, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-M. Hughes
Riv. Co. Surveyor – B. Robinson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
1st District Supervisor

1st District Planning Commissioner
Perris Valley MAC c/o 1st Dist. Supv.
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon

TENTATIVE PARCEL MAP NO. 36453 - EA40120 - Applicant: Colinas Del Oro Land Co. - Engineer/Representative: United Engineering Group - First Supervisorial District - Meadow Brook Area Zoning District - Rural Village Study Area - Elsinore Area Plan: Rural Mountainous (RM), Very Low Density Residential (VLDR) - Location: West side of State Highway 74 between Richard Street to the south and Festus Circle to the north - 126.32 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The **Tentative Parcel Map** proposes a Schedule I subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres) - APN: 345-190-016 and 345-200-013 - Concurrent Cases: EIR No. 530 - SP No. 00364 - GPA No. 00743 - CZ No. 007143 and GEO No. 001730. Note: A Specific Plan is being processed on this site. SP 364 is not yet approved.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on February 26, 2015**. 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**, Contract 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 16, 2015

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. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.

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

TENTATIVE PARCEL MAP NO. 36453 AMENDED NO. 1 – Applicant: Colinas Del Oro Land Co. – Engineer/Representative: United Engineering Group – First Supervisorial District – Meadow Brook Area Zoning District – Rural Village Study Area – Elsinore Area Plan: Rural Mountainous (RM), Very Low Density Residential (VLDR) – Location: West side of State Highway 74 between Richard Street to the south and Festus Circle to the north – 126.32 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The **Tentative Parcel Map** proposes a Schedule I subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres) – APN: 345-190-016 and 345-200-013 Note: A Specific Plan is being processed on this site. SP 364 is not yet approved.

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 May 7, 2015.** 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:

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**, Contract 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.



Board of Directors

February 23, 2015

President

Randy A. Record

Directors

Joseph J. Kuebler, CPA
Philip E. Paule
David J. Slawson
Ronald W. Sullivan

Riverside County Planning Department – Riverside
P.O. Box 1409
Riverside, Ca 92502-1409

General Manager

Paul D. Jones II, P.E.

Attention: Matt Straite

Treasurer

Joseph J. Kuebler, CPA

Gentlemen:

**Chairman of the Board,
The Metropolitan Water
District of So. Calif.**
Randy A. Record

Subject: Tentative Parcel Map No. 36453 – EA40120. Meadow Brook Area Zoning District – Located West side of Highway 74 between Richard Street to the south and Festus Circle to the north. APN: 345-190-016 and 345-200-013.

Legal Counsel

Lemicux & O'Neill

Upon review of the referenced project location, we determined that the project is located within EVMWD and outside of EMWD's service area. Please forward public notifications to the appropriate agency having jurisdiction in the project area.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

Maroun El-Hage, M.S., P.E.
Senior Civil Engineer
New Business Development
(951) 928-3777 x4468
El-hagem@emwd.org

ME:pn

Attachment: none



County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

February 6, 2015

Attention: Planning

Subject: Tract Map No. 36711 (APN461-050-12, 461-020-039 & -049)

Our review of the subject subdivision map reveals that the proposed development may interfere with easement rights, and/or facilities held by Southern California Edison within the subdivision boundaries. Until such time as arrangements have been made with the developer to eliminate this interference, the development of the subdivision may unreasonably interfere with the complete and free exercise of Edison's rights.

Five copies of the following maps in hardcopy with scaled plans (1"=50' maximum), including all maps submitted on a disc in .pdf format: including grading, drainage, landscape and street improvement plans are required to be submitted by the developer to determine the extent of the interference. The Edison facilities and the easements should be plotted on the above reference maps. Included with the above referenced plans, the developer must state the proposed method to eliminate any interference. Plans should be forwarded to my attention at the following address:

**Southern California Edison Company
2131 Walnut Grove Ave., GO3, 2nd Fl., 270J
Rosemead, CA 91770**

Attention: Steven D. Lowry

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (626) 302-4473.

A handwritten signature in black ink, appearing to read 'Steven D. Lowry', written over a horizontal line.

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

cc: Joe Schaefer

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

DATE: January 26, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-M. Hughes
Riv. Co. Surveyor - B. Robinson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
1st District Supervisor

1st District Planning Commissioner
Perris Valley MAC c/o 1st Dist. Supv.
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon

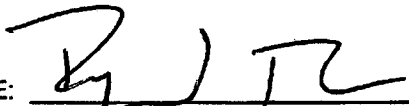
TENTATIVE PARCEL MAP NO. 36453 - EA40120 - Applicant: Colinas Del Oro Land Co. - Engineer/Representative: United Engineering Group - First Supervisorial District - Meadow Brook Area Zoning District - Rural Village Study Area - Elsinore Area Plan: Rural Mountainous (RM), Very Low Density Residential (VLDR) - Location: West side of State Highway 74 between Richard Street to the south and Festus Circle to the north - 126.32 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: The Tentative Parcel Map proposes a Schedule I subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres) - APN: 345-190-016 and 345-200-013 - Concurrent Cases: EIR No. 530 - SP No. 00364 - GPA No. 00743 - CZ No. 007143 and GEO No. 001730. Note: A Specific Plan is being processed on this site. SP 364 is not yet approved.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on February 26, 2015**. 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**, Contract Planner, at (951) 955-8631 or email at mstraite@rcplma.org / **MAILSTOP# 1070**.

COMMENTS: **NO CORRECTIONS NEEDED.**

DATE: 2/17/15 SIGNATURE: 
PLEASE PRINT NAME AND TITLE: SGT. RAY NAVA #242
TELEPHONE: (951) 245-3300

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.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Colinas Del Oro Land Company, LLC, a Delaware Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as 345-190-016 and 345-200-013 ("PROPERTY"); and,

WHEREAS, on November 19, 2014, PROPERTY OWNER filed an application for Parcel Map No. 36453 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by APPLICANT to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER :
Colinas Del Oro Land Company, LLC
Attn: Gregory Lansing
12671 High Bluff Drive, Suite 150
San Diego, CA 92130

With a copy to:
Colinas Del Oro Land Company, LLC
Attn: Mark M. Clairmont, Esq.
12671 High Bluff Drive, Suite 150
San Diego, CA 92130

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: 9/9/15

PROPERTY OWNER:
COLINAS DEL ORO LAND COMPANY, LLC, a Delaware Limited Liability Company

By: Regal Opportunities, LLC, a California Limited Liability Company
Its Administrative Member

By: Gregory P. Lansing
Gregory P. Lansing
Managing Member

Dated: 9/2/15

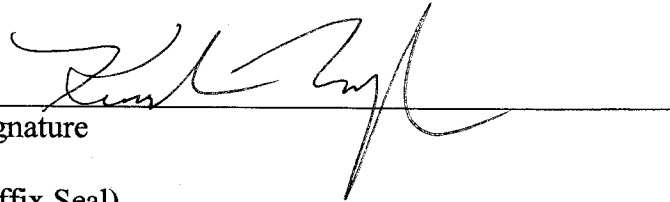
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego) ss
)

On September 2, 2015, before me, KENDRA S. BOGLE,
Notary Public, personally appeared Gregory P. Lansing, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature
(Affix Seal)





Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CC 003057

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36453

DATE SUBMITTED: 11-19-14

APPLICATION INFORMATION

Applicant's Name: Colinas Del Oro Land Co. E-Mail: mike@mikenaggar.com

Mailing Address: 12671 High Bluff Drive, Suite 150
Street
San Diego CA 92130
City State ZIP

Daytime Phone No: (951) 657-8594 Fax No: () _____

Engineer/Representative's Name: United Engineering Group E-Mail: cmorgan@unitedeng.com

Mailing Address: 10602 Trademark Pkwy, Suite 509
Street
Rancho Cucamonga CA 91730
City State ZIP

Daytime Phone No: (909) 466-9240 x103 Fax No: () _____

Property Owner's Name: Same as Applicant E-Mail: glansing@lansingcompanies.com

Mailing Address: 12671 High Bluff Drive, Suite 150
Street
San Diego CA 92130
City State ZIP

Daytime Phone No: (858) 523-0719 Fax No: () _____

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

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Greg Lansing

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Greg Lansing

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 345-190-016 & 345-200-013

Section: 15 Township: 5 South Range: 4 West

Approximate Gross Acreage: 126.32 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Richard Street, South of Ethanac Road, East of Open Space, West of Highway 74

Thomas Brothers map, edition year, page number, and coordinates: 2010; Pg 836, J2 & J3; Pg 837, A2 & A3

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

Tentative Parcel Map containing 4 parcels, all over 20 acres.

Related cases filed in conjunction with this request:

GPA 743; SP 364; CZ 7143; TR36450; EA40120; EIR 530

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

If yes, provide Case No(s). See above (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA40120 E.I.R. No. (if applicable): EIR 530

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

If yes, indicate the type of report(s) and provide a copy: EIR being prepared by Matt Fagan Consulting

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 1.5 Miles

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 1.5 Miles

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460 before the **Riverside County** Director's Hearing to consider the project shown below:

TENTATIVE PARCEL MAP NO. 36453 – Applicant: Colinas Del Oro Land Co. – Engineer/Representative: United Engineering Group – First Supervisorial District – Meadow Brook Area Zoning District – Rural Village Study Area – Elsinore Area Plan: Rural Mountainous (RM), Very Low Density Residential (VLDR) – Location: West side of State Highway 74 between Richard Street to the south and Festus Circle to the north – 126.32 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Tentative Parcel Map proposes a Schedule I subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres).

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: October 26, 2015
PLACE OF HEARING: County Administrative Center
1st Floor, Conference Room 2A
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, Matt Straite at (951) 955-8631 or e-mail mstraite@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/25/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers Pm 36453 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

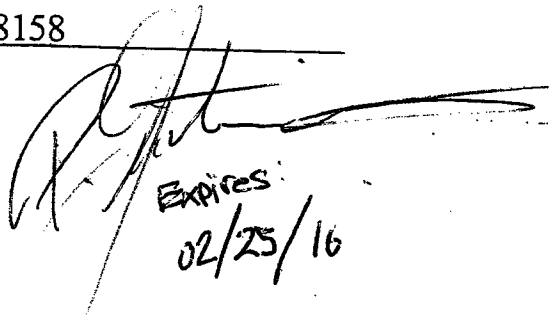
NAME: Vinnie Nguyen

TITLE GIS Analyst

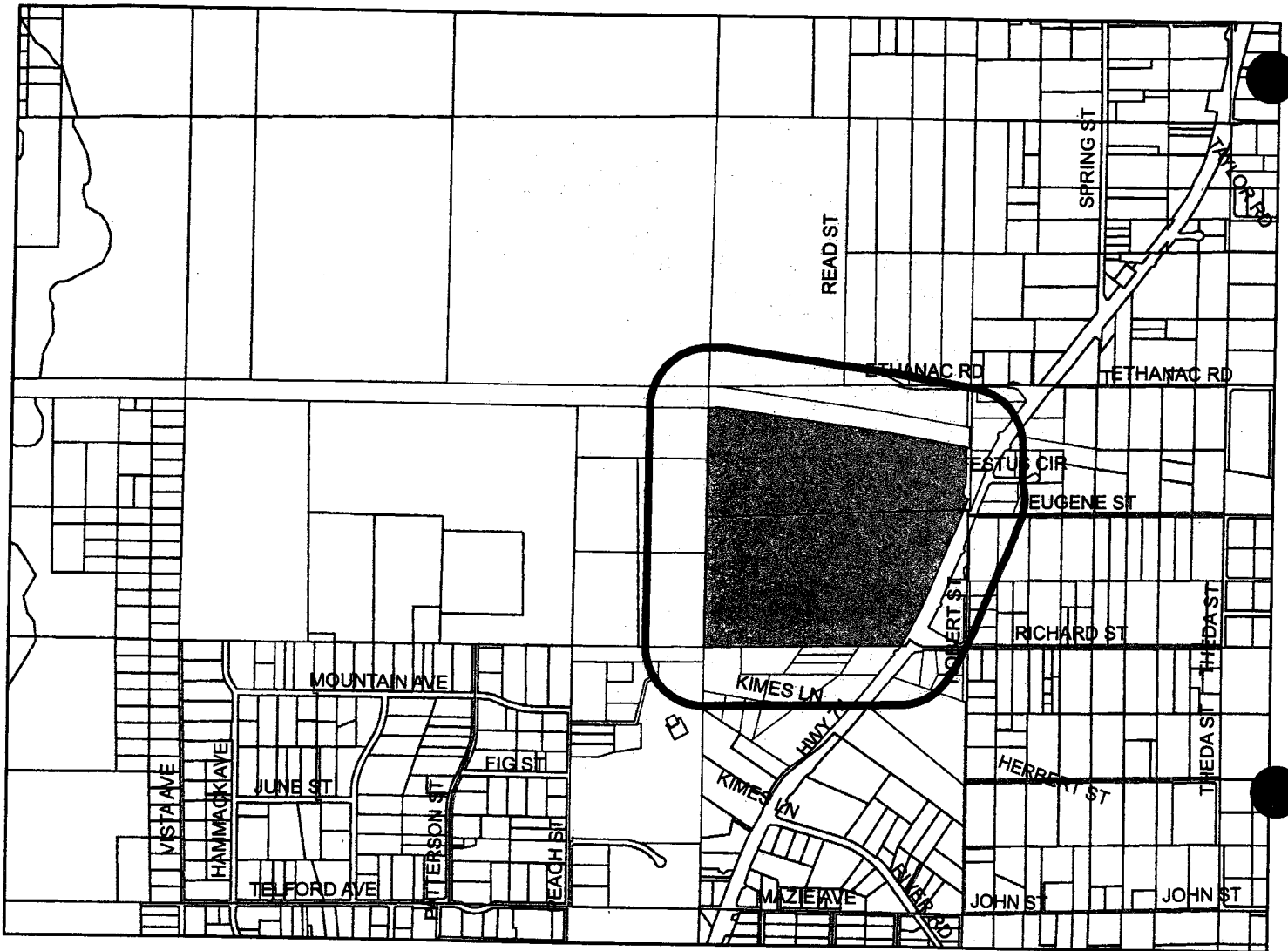
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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


Expires: 02/25/16

PM36453 (600 feet buffer)



Selected Parcels

345-210-013	345-150-030	345-210-027	345-210-031	345-210-022	345-210-023	345-210-024	345-210-025	345-190-016	345-200-013
345-150-032	345-150-036	346-240-034	345-210-030	345-210-026	345-200-014	345-210-019	345-150-033	345-150-034	345-160-061
345-160-059	345-210-017	345-020-016	345-020-019	345-020-018	345-150-035	345-200-011	346-240-027	346-240-037	345-210-029
345-160-047	345-160-063	345-160-058	346-090-006	345-160-060	345-150-005	345-150-029	345-150-008	345-150-023	345-190-014
345-210-005	345-210-015	345-210-016	345-150-038	345-150-039	345-150-040	345-190-002	346-200-001	346-200-013	346-200-015
346-240-001	345-210-032	345-020-011	345-020-017	345-210-014	345-150-041	346-200-011	345-200-012		



1,800 900 0 1,800 Feet

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WESTMINSTER CA 92683

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PERRIS, CA. 92570

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GARDEN GROVE CA 92843

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PALOS VERDES EST CA 90274

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1502 E CREST LN
ANAHEIM CA 92805

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CARLSBAD CA 92010

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2519 HOPE ST
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MORENO VALLEY CA 92553

ASMT: 345150023, APN: 345150023
ROSA CASTRO
881 E HEATHER DR
QUEEN CREEK AZ 85140

ASMT: 345150041, APN: 345150041
VALERIE GERSCH
9780 KIWI MEADOW LN
ESCONDIDO CA 92026

ASMT: 345150029, APN: 345150029
RIVERSIDE COUNTY TRANSPORTATION COMI
C/O DEPT OF FACILITIES MANAGEMENT
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 345160058, APN: 345160058
ODILON CHAVEZ
26689 SPRING ST
PERRIS CA 92570

ASMT: 345160059, APN: 345160059
MARIA NUNEZ, ETAL
26420 ROBERT ST
PERRIS, CA. 92570

ASMT: 345160060, APN: 345160060
QUN LIN
4991 ALTA COLINA RD
CAMARILLO CA 93012

ASMT: 345160061, APN: 345160061
MARGARITA CENTENO, ETAL
1076 CHRISTOBAL LN
COLTON CA 92324

ASMT: 345160063, APN: 345160063
LYNN GRITTON, ETAL
C/O LYNN R GRITTON
27245 HIGHWAY 74
PERRIS CA 92570

ASMT: 345190002, APN: 345190002
SOUTHERN CALIFORNIA EDISON CO
2ND FLOOR
2131 WALNUT GROVE AVE
ROSEMEAD CA 91770

ASMT: 345190014, APN: 345190014
SANDRA BRETTO
21451 ETHANAC RD
PERRIS, CA. 92570

ASMT: 345200011, APN: 345200011
DARRYL SNYDER, ETAL
1126 N GRAND AVE STE A
COVINA CA 91724

ASMT: 345200012, APN: 345200012
GRACE GIVENS, ETAL
27105 JARVIS ST
PERRIS CA 92570

ASMT: 345200013, APN: 345200013
COLINAS DEL ORO LAND CO
C/O RIO BRAVO DEV CO
P O BOX 540
SANTA BARBARA CA 93102

ASMT: 345200014, APN: 345200014
YOUNG PARK, ETAL
1216 LAKESHORE DR
BEAVER DAM WI 53916

ASMT: 345210013, APN: 345210013
CATHY HERNANDEZ, ETAL
21145 KIMES LN
PERRIS, CA. 92570

ASMT: 345210014, APN: 345210014
HOANG NGUYEN, ETAL
25269 NOBLE CANYON ST
CORONA CA 92883

ASMT: 345210016, APN: 345210016
PATRICIA KIMES, ETAL
2112 LA COLINA DR
SANTA ANA CA 92705

ASMT: 345210017, APN: 345210017
JOSEPH GUIBERSON
21105 KIMES LN
PERRIS, CA. 92570



ASMT: 345210019, APN: 345210019
BONNIE BECK, ETAL
11801 LOARA ST
GARDEN GROVE CA 92840

ASMT: 345210025, APN: 345210025
TOSSIE GREEN, ETAL
C/O EDDIE FRANKLIN
P O BOX 2054
PERRIS CA 92570

ASMT: 345210026, APN: 345210026
GENARO DOMINGUEZ
26513 LIDO DR
MURRIETA CA 92563

ASMT: 345210029, APN: 345210029
SANDRA MULLINS, ETAL
27800 GREENWALD AVE
PERRIS CA 92570

ASMT: 345210030, APN: 345210030
ISABELL FONTENOT, ETAL
410 N BOWEN
COMPTON CA 90221

ASMT: 345210031, APN: 345210031
HAE YEONG LEE, ETAL
2501 REATA PL
DIAMOND BAR CA 91765

ASMT: 345210032, APN: 345210032
SUNG PAIK
3133 STEVENS ST
LA CRESCENTA CA 91214

ASMT: 346090006, APN: 346090006
RAYLEN GRITTON, ETAL
C/O NORMAN D GRITTON
4272 SUNNYSIDE DR
RIVERSIDE CA 92506

ASMT: 346200001, APN: 346200001
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

ASMT: 346200011, APN: 346200011
HENRY TIEN, ETAL
C/O VINCENT J TIEN
23531 ESTELLE MOUNTAIN RD
PERRIS CA 92570

ASMT: 346240001, APN: 346240001
SARIE MADOLORA, ETAL
40055 LOS ALTOS RD
HEMET CA 92544

ASMT: 346240027, APN: 346240027
DONNA CUNNINGHAM, ETAL
20121 CORONA ST
CORONA CA 92881

ASMT: 346240034, APN: 346240034
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

ASMT: 346240037, APN: 346240037
LOW CAL INC
26734 PEACH ST
PERRIS CA 92570



9/21/2015 PM36453

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

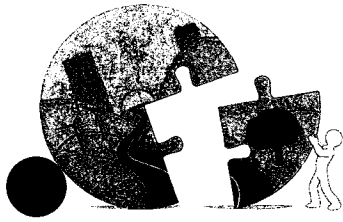
1st Supervisor District
Kevin Jefferies, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1001

Planning Commission, Riverside
County"
ATTN: Charissa Leach
c/o Mary Stark, Planning Commission
Secretary"
Mail Stop 1070

Perris Valley MAC
c/o Kevin Jefferies, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1001

Eastern Municipal Water District
ATTN: Elizabeth Lovsted
2270 Trumble Rd.
P.O. Box 8300
Perris CA 92570

Verizon Engineering
9 South 4th St.
Redlands, CA 92373



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss AICP
Planning Director*

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Parcel Map No. 36453
Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Colinas Del Oro Land Co.
Project Applicant

12671 HIGH BLUFF DRIVE, STE 150, SAN DIEGO CA 92130
Address

The project is located along the west side of State Highway 74 between Richard Street to the south and Festus Circle to the north.
Project Location

PARCEL MAP NO. 36453 is a proposal for a Class I subdivision of 126.32 gross acres into four (4) parcels for future planned residential development and with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres).
Project Description

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

- The project WILL have a significant effect on the environment.
- An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
- 3. Mitigation measures WERE made a condition of the approval of the project.
- 4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
- 5. A statement of Overriding Considerations WAS adopted
- 6. Findings were made pursuant to the provisions of CEQA.

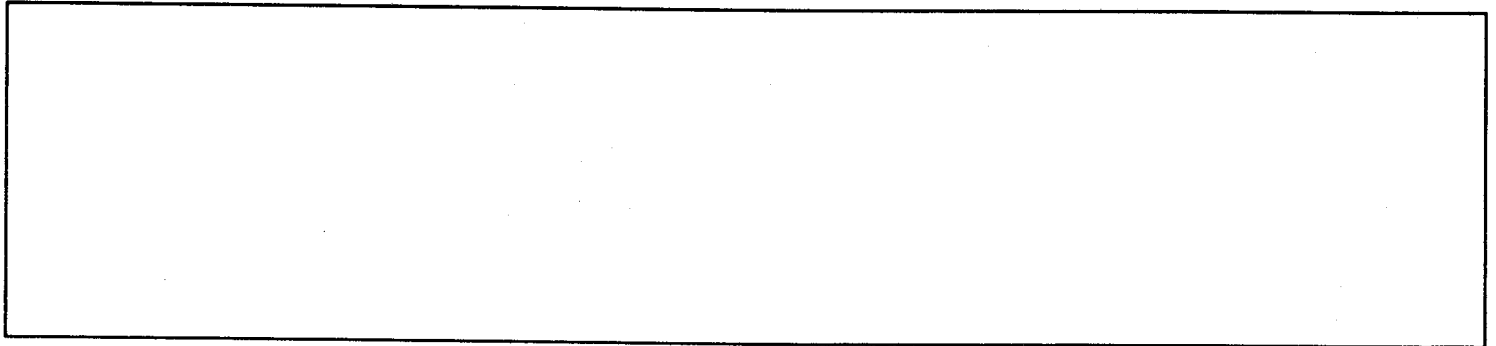
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1509881

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: RIO BRAVO DEVELOPMENT LLC \$50.00
paid by: CK 2589
paid towards: CFG06205 CALIF FISH & GAME: DOC FEE
EA40120 SCHEDULE 1 FOR PM36453
at parcel #:
appl type: CFG3

By _____ Aug 31, 2015 16:55
MGARDNER posting date Aug 31, 2015

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

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

Additional info at www.rctlma.org

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/25/2015,

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

APN (s) or case numbers Pm 36453 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

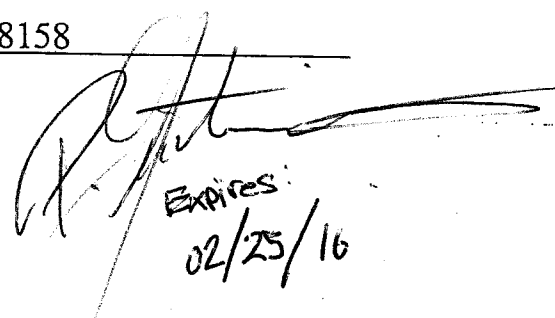
NAME: Vinnie Nguyen

TITLE GIS Analyst

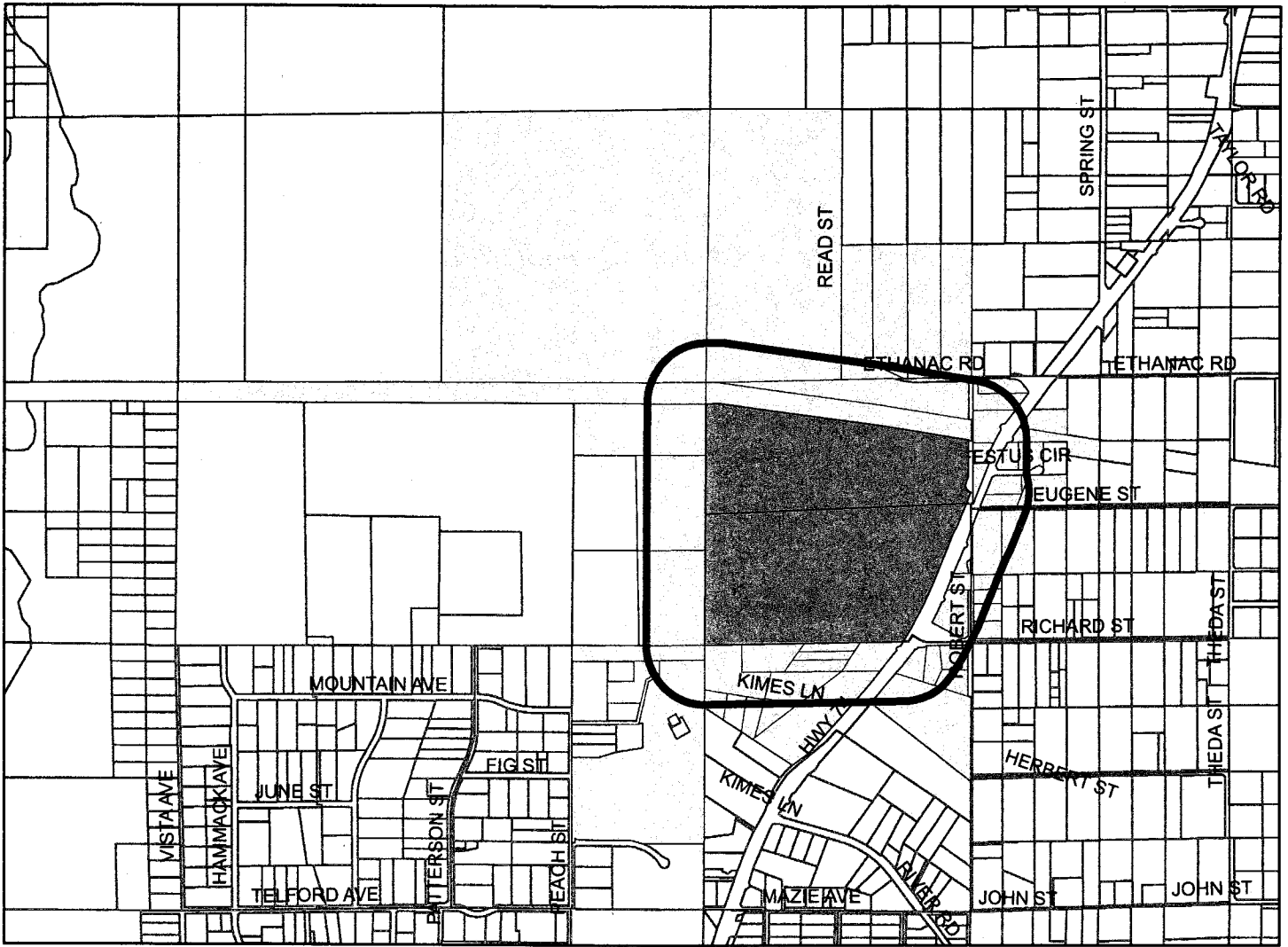
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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


Expires: 02/25/16

PM36453 (600 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 345-210-013 | 345-150-030 | 345-210-027 | 345-210-031 | 345-210-022 | 345-210-023 | 345-210-024 | 345-210-025 | 345-190-016 | 345-200-013 |
| 345-150-032 | 345-150-036 | 346-240-034 | 345-210-030 | 345-210-026 | 345-200-014 | 345-210-019 | 345-150-033 | 345-150-034 | 345-160-061 |
| 345-160-059 | 345-210-017 | 345-020-016 | 345-020-019 | 345-020-018 | 345-150-035 | 345-200-011 | 346-240-027 | 346-240-037 | 345-210-029 |
| 345-160-047 | 345-160-063 | 345-160-058 | 346-090-006 | 345-160-060 | 345-150-005 | 345-150-029 | 345-150-008 | 345-150-023 | 345-190-014 |
| 345-210-005 | 345-210-015 | 345-210-016 | 345-150-038 | 345-150-039 | 345-150-040 | 345-190-002 | 346-200-001 | 346-200-013 | 346-200-015 |
| 346-240-001 | 345-210-032 | 345-020-011 | 345-020-017 | 345-210-014 | 345-150-041 | 346-200-011 | 345-200-012 | | |



1,800 900 0 1,800 Feet

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Board of Supervisors, Riverside County
Mail Stop 1001

Planning Commission, Riverside
County"
ATTN: Charissa Leach
c/o Mary Stark, Planning Commission
Secretary"
Mail Stop 1070

Perris Valley MAC
c/o Kevin Jefferies, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1001

Eastern Municipal Water District
ATTN: Elizabeth Lovsted
2270 Trumble Rd.
P.O. Box 8300
Perris CA 92570

Verizon Engineering
9 South 4th St.
Redlands, CA 92373

