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10. GENERAL CONDITIONS

10.TRANS. 13 MAP - SUBMIT FINAL WQMP (cont.) RECOMMND

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

10.TRANS. 14 MAP - WQMP ESTABL MAINT ENTITY RECOMMND

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

10.TRANS. 15 MAP - BMP MAINT AND INSPECTION RECOMMND

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

-OR -

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

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10.TRANS. 15 MAP - BMP MAINT AND INSPECTION (cont.) RECOMMND

submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

10.TRANS. 16 MAP - 100YR SUMP OUTLET RECOMMND

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

10.TRANS. 17 MAP - PERP DRAINAGE PATTERNS RECOMMND

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

10.TRANS. 18 MAP - OWNER MAINT NOTICE RECOMMND

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

10.TRANS. 19 MAP - INCREASED RUNOFF RECOMMND

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

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

As a condition of approval of the P-Hydrology Report, the

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10.TRANS. 19

MAP - INCREASED RUNOFF (cont.)

RECOMMND

following must be addressed in the F-Hydrology Report:

1. The interceptor drains proposed for the project will need to be 6 foot wide rectangular channels and of sufficient depth to provide freeboard. Specifically, the interceptor drains behind lots 8-12 will be designed to carry flows in excess of the normal limit of 10 cfs before a storm drain extension is required. Alternatively, the storm drain may be extended and appropriate inlets provided.
2. The several Bioretention Facilities throughout the proposed project shall be carefully reviewed to assure that tributary flows can enter and exit the facilities and that runoff from all new streets constructed for the project are receiving stormwater quality treatment.
3. The final report shall investigate whether the existing storm drain in Washington Street, south of
3. The final report shall investigate whether the existing storm drain in Washington Street, south of Nandina Avenue has the capacity to accept the flows from the proposed connections.
4. If during final design and analysis, it is shown that the project will have increased runoff to the downstream property (APN: 273-610-006), the project proponent shall provide mitigation in the form of rip-rap or equivalent in the area of the existing outlet structure and drainage course. If the analysis shows no increased runoff occurs on downstream property, the mitigation described above is not required.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP- EXPIRATION DATE

RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP- EXPIRATION DATE (cont.)

RECOMMND

expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any roposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460..

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - ALL LOTS REQUIRE ATUS

RECOMMND

PRIOR TO MAP RECORDATION, a copy of the Final Survey Map and Environmental Constraint Sheet shall be provided to the Department of Environmental Health with the following notation:

All lots under Tract Map 36639 shall require an Advanced Treatment Unit (ATU) with pressurized drip disperal. Each lot shall also require a renewable annual operating permit issued by the Department of Environmental Health.

50.E HEALTH. 2 SARWQCB FINAL CLEARANCE LTR

RECOMMND

PRIOR TO MAP RECORDATION, a final clearance letter from the Santa Ana Regional Water Quality Control Board (SARWQCB) shall be required. Per SARWQCB letter dated May 28, 2014, the following must be submitted:

1. A County approved soils percolation report that addresses each of the proposed 50 lots;
2. A discussion of the proposed maintenance/oversight of the alternative disposal systems (i.e. homeowners

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50. PRIOR TO MAP RECORDATION

50.E HEALTH. 2 SARWQCB FINAL CLEARANCE LTR (cont.) RECOMMND

- association, County assessment district, etc);
3. A contingency plan that will be implemented should the use of alternative disposal systems not be protective of water quality and/or public health;
 4. The cost of sewerage the proposed tract;
 5. Form 200 (enclosed) and \$1,772 fee; and
 6. CEQA documentation

For further information, please contact SARWQCB at (951) 782-4902.

EPD DEPARTMENT

50.EPD. 1 MAP - ECS RECOMMND

Prior to the recordation of any maps an Environmental Constraints Sheet (ECS) must be prepared for the project. The constrained areas will conform to the areas mapped as "Avoided D-1/D-2 Areas On Site," and are outside the mapped "Project Footprint" on Figure 5.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation" Dated October 15, 2014 revised December 4, The ECS map must be stamped by the Riverside County Surveyor with the following notes:

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

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

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to

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

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1

MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.

A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 2

MAP-#73-ECS-DRIVEWAY REQUIR

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. access will not be less than 20 feet in width per the 2013 CFC, and will have a vertical clearance of 13'6". Access will be designed to withstand the weight of 70 thousand pounds. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 3

MAP-#004-ECS-FUEL MODIFICATION

RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#004-ECS-FUEL MODIFICATION (cont.) RECOMMND

CONSERVATION AGENCY.

LOTS 1 THROUGH 9 SHALL HAVE A MINIMUM 6' BLOCK WALL IN
ADDITION TO THE FUEL MODIFICATION

50.FIRE. 4 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP MOCKINGBIRD FEE RECOMMND

A copy of the executed agreement between the Developer and
the County and a separate instrument, that gives notice
that the Developer has elected to defer payment of the
drainage fee to the time of issuance of a grading or
building permit, shall both be recorded at the time of
filing for record of the final map or parcel map or the
certificate of compliance evidencing the waiver of the
parcel map. The separate instrument shall give specific
notice that the fee is required to be paid by the owners
of each created parcel to the Flood Control District prior
to issuance of a grading or building permit for each
parcel. Upon payment of any deferred land division
drainage fees, the Flood Control District shall record a
Notice in the Office of the County Recorder of Riverside
County, that the land division drainage fees have been
paid, stating the amount and date of payment.

PARKS DEPARTMENT

50.PARKS. 1 MAP - OFFER OF DEDICATION RECOMMND

Prior to, or in conjunction with the recordation of the
project map, the applicant shall offer the Community Trail
easement(s) as shown on Exhibit A - Horse Trail submitted
at the Planning Commission meeting dated 9/30/15 for
dedication to Riverside County Regional Park and Open-Space
District or County managed Landscape and Lighting
Maintenance District for trails purposes. Said easements
will offered on behalf of the vested interest of the

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50. PRIOR TO MAP RECORDATION

50.PARKS. 1 MAP - OFFER OF DEDICATION (cont.) RECOMMND

citizens of Riverside County and will not become part of the District's maintained trail system.

(modified at Planning Commission dated 9/30/15)

50.PARKS. 2 MAP - TRAIL MAINTENANCE COMMUN RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District or form or annex into a County managed Landscape lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all community trail(s) identified on this project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning Department and the Park District that the trail maintenance will be provided.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - ECS ROCKFALL RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential rockfall hazards. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2358, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated during site grading."

50.PLANNING. 2 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

with Article IX of County Ordinance No. 460.

50.PLANNING. 3 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 4 MAP- SURVEYOR CHECK LIST RECOMMND

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

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

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

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

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

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

F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 5 MAP- REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7841 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 8 MAP- ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 8 MAP- ANNEX TO PARK DISTRICT (cont.) RECOMMND

subject property has been annexed to a County Service Area or provide evidence that the CSA does not desire an annexation.

50.PLANNING. 9 MAP- QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. The TENTATIVE MAP is located in an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

50.PLANNING. 13 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 15 MAP- ECS NOTE ARCHAEOLOGICAL RECOMMND

he following Environmental Constraints note shall be placed on the ECS:

"County Archaeological Report no. PD-A-4865 was prepared for this property on July, 2014 by Robert S. White and is on file at the County of Riverside Planning Department. The property is not subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 21 MAP - ECS NOTE MAFB NOISE RECOMMND

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

"This land division is affected by aircraft noise from Air Force operations as defined by the March Air Force Base Air Installation Compatible Use Zone (AICUZ) report."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 29 MAP - FEE BALANCE RECOMMND

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

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

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

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

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

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

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No.

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50. PRIOR TO MAP RECORDATION

50. PLANNING. 32

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

RECOMMND

671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

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

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

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

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

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom

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50. PRIOR TO MAP RECORDATION

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

absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

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

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

50.PLANNING. 33 MAP- CC&R RES POA COM. AREA RECOMMND

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

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

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of

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50.PLANNING. 33

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

RECOMMND

covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

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

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

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

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

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50.PLANNING. 33 MAP- CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

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

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

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

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

50.PLANNING. 35 MAP- ECS AFFECTED LOTS RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____.

50.PLANNING. 36 MAP- ECS NOTE RIGHT-TO-FARM RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 36

MAP- ECS NOTE RIGHT-TO-FARM (cont.)

RECOMMND

"Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8, and 9 as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

TRANS DEPARTMENT

50.TRANS. 1

MAP - EASEMENT/SUR

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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

Lot access shall be restricted on Washington Street and Nandina Avenue and so noted on the final map.

50.TRANS. 3 MAP - SIGNING & STRIPING PLAN RECOMMND

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

or as approved by the Director of Transportation.

50.TRANS. 4 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 5 MAP - SOILS 2 RECOMMND

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

50.TRANS. 6 MAP - CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 7 MAP - LIGHTING PLAN RECOMMND

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

50.TRANS. 8 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for

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50.TRANS. 8

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

RECOMMND

annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Community Facilities District, or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Washington Street, Nandina Avenue, and street between lots 42 & 43.
- (2) Streetlights (all streets).
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

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

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

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

50.TRANS. 9

MAP - DEDICATIONS

RECOMMND

Interior streets shall be improved with 36 foot full-width AC pavement and 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section A. (36' /56') Modified for no sidewalks.

NOTE: Adequate sight distance shall be provided for Lots 13, 14, and 21 shown on the approved tentative map.

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50.TRANS. 10

MAP - EXISTING MAINTAINED

RECOMMND

Washington Street along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 8" concrete curb and gutter, located 38-43 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59-64 foot half-width publicly dedicated right-of-way in accordance with County Standard No. 93, (38-43'/59-64') (Per sheets 1 and 2 of Standard No. 93.)

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

Nandina Avenue along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter, located 32-44 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50-62 foot half-width publicly dedicated right-of-way in accordance with County Standard No. 94, (32-44'/50-62') (Per sheets 1 and 2 of Standard No. 94.)

NOTE: A 5' sidewalk shall be constructed 9' from curb line within the 18' parkway."

50.TRANS. 11

MAP - UTILITY PLAN

RECOMMND

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

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50.TRANS. 12 USE - TUMF CREDIT AGREEMENT RECOMMND

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

50.TRANS. 13 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 14 MAP - IMP PLANS RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 15 MAP - CONSTRUCT RAMP RECOMMND

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

50.TRANS. 16 MAP - LC LNDSCP COMMON AREA MA RECOMMND

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

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50.TRANS. 16

MAP - LC LNDSCP COMMON AREA MA (cont.)

RECOMMND

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

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

50.TRANS. 17

MAP - WQMP REQMT ON FINAL MAP

RECOMMND

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

50.TRANS. 18

MAP - SUBMIT PLANS

RECOMMND

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting

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50.TRANS. 18 MAP - SUBMIT PLANS (cont.) RECOMMND

hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

50.TRANS. 19 MAP - WQMP MAINT DETERMINATION RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

50.TRANS. 20 MAP - WQMP REQMT ON FINAL MAP RECOMMND

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

50.TRANS. 21 MAP - SUBMIT PLANS RECOMMND

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

The following conditions are required to be satisfied prior to the County's approval of the P-WQMP:

1. In the first submittal of the F-WQMP, the Applicant

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50.TRANS. 21 MAP - SUBMIT PLANS (cont.) RECOMMND

shall update the existing site impervious area located in Section A, to be consistent with the entire planned project, including street improvement areas.

2. In the first submittal of the F-WQMP, the Applicant shall amend the drainage areas in Table D.2 of
2. In the first submittal of the F-WQMP, the Applicant shall amend the drainage areas in Table D.2 of the document to be consistent with proposed drainage areas.

50.TRANS. 22 MAP - WQMP MAINT DETERMINATION RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

50.TRANS. 23 MAP - ONSITE ESMNT FINAL MAP RECOMMND

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

50.TRANS. 24 MAP - OFFSITE ESMNT RECOMMND

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

50.TRANS. 25 MAP - WRITTEN PERM FOR GRADING RECOMMND

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

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50.TRANS. 26 MAP - INCREASED RUNOFF

RECOMMND

Refer to condition 10.TRANS.19 for increased runoff requirements.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

A separate stockpile permit is required for the import

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

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

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

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

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

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

60.BS GRADE. 5 MAP - SLOPE STABIL'ITY ANLY RECOMMND

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

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

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

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

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

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

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

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

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

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

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

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

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

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

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

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

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

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

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

E HEALTH DEPARTMENT

60.E HEALTH. 1 ENV SITE ASSESSMENT PHASE 2 RECOMMND

A Phase II Environmental Site Assessment shall be required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by the Environmental Cleanup Programs (ECP) to verify that the levels are below hazardous waste criteria. For any questions, please contact ECP at (951) 955-8980.

EPD DEPARTMENT

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

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

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

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

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

60.EPD. 2 EPD - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

60.EPD. 3 EPD - BIO MONITOR PLAN RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the biological monitor that should include but not be limited to Best Management Practices (BMP), fencing of sensitive areas and monitoring reports. The

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60.EPD. 3 EPD - BIO MONITOR PLAN (cont.) RECOMMND

applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion.

60.EPD. 4 EPD - MITIGATION CREDITS RECOMMND

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in section 5.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation." Dated: October 15, 2014, revised December 4, 2014 and prepared by Gonzales Environmental Consulting, LLC.

In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

60.EPD. 5 EPD - TEMPORARY FENCING RECOMMND

The areas mapped as "Avoided D-1/D-2 Areas On Site" and are outside of the mapped project footprint on Figure 5.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation." Dated: October 15, 2014, revised December 4, 2014 and prepared by Gonzales Environmental Consulting, LLC. will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicated that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire jurisdictional feature. The only areas of the jurisdictional feature that will not be fenced are those that have been proposed and accounted for in section 4.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation" dated:

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60.EPD. 5 EPD - TEMPORARY FENCING (cont.) RECOMMND

October 15, 2014, revised December 4, 2014. The document must be prepared by a biologist who has an MOU with the County of Riverside. In EPD may also inspect the site prior to grading permit issuance.

60.EPD. 6 EPD - FENCE PLAN RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "Avoided D-1/D-2 Areas On Site," and are outside of the "Project Footprint" on Figure 5.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation." Dated: October 15, 2014, revised December 4, 2014 and prepared by Gonzales Environmental Consulting, LLC. shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated riparian area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

FIRE DEPARTMENT

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

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

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between

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

- rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
 - e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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

LOTS 1 THROUGH 9 SHALL HAVE A 6' BLOCK WALL IN ADDITION TO THE FUEL MODIFICATION

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP MOCKINGBIRD FEE RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County has been executed.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN APPROVED COMM RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1

MAP - CULTURAL RESOURCE PROF

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 2

MAP - NATIVE MONITOR REQ

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who, at the tribe's discretion, shall be on-site during ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the

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60.PLANNING. 2

MAP - NATIVE MONITOR REQ (cont.)

RECOMMND

ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor.

2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, 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 Native American 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 Tribe. 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 of collected cultural items 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 and the repository and curation method shall be described in the Phase IV monitoring report.

60.PLANNING. 3

MAP - PRESERVATION PLAN

RECOMMND

Prior to the issuance of grading permits, the Project Developer and the appropriate Tribe shall prepare a Preservation Plan for the long term care and maintenance of the cultural features preserved at these sites (CA-RIV-11763, 11764, 11765 and 11766). The plan shall indicate, at a minimum, the specific areas to be included in and excluded from long term maintenance, the methods of preservation to be employed (fencing, capping, vegetative

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60.PLANNING. 3 MAP - PRESERVATION PLAN (cont.) RECOMMND

deterrence, etc.), the entity responsible for the long term maintenance, the funding source, and the monitoring/maintenance schedule parameters. The developer/permit holder shall submit a fully executed copy of the Preservation Plan to the Riverside County Archaeologist to ensure compliance with this condition of approval.

60.PLANNING. 4 MAP - CULTURAL SENS. TRAINING RECOMMND

Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report.

60.PLANNING. 5 MAP - TEMPORARY FENCING RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of archaeological site(s) CA-RIV-11764, 11765 and 11766 during any grading activities within one hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist. The fenced area shall include a buffer sufficient to protect the archaeological site(s). The fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan shall include the following requirements:

- 1) Provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:
 - a. In the event that construction activities are to take place within 100 feet of archaeological site(s) _____ (insert site number(s)), the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist that consists of the following:
 - b. The project archaeologist shall identify the site boundaries.
 - c. The project archaeologist shall determine an adequate buffer for the protection of the site(s) in consultation

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60.PLANNING. 5 MAP - TEMPORARY FENCING (cont.) RECOMMND

with the County archaeologist.

d.Upon approval of buffers, install fencing under the supervision of the project archaeologist.

e.Submit to the Planning Department for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), _____ (insert site number(s)).

f.Fencing may be removed after the conclusion of construction activities.

60.PLANNING. 7 MAP- COMMUNITY TRAIL ESMNT RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot numbers 1 and 2 as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 10 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 11 MAP - HILLSIDE DEV. STANDARDS RECOMMND

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

60.PLANNING. 12 MAP - SLOPE GRADING TECHNIQUES RECOMMND

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

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60.PLANNING. 12 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

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

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

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

60.PLANNING. 13 MAP- GRADING & BRUSHING AREA RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 14 MAP- POST & BEAM FOUNDATIONS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which reflect the utilization of post and beam foundations or the appropriate combination of split-level pads and post and beam foundations] when development is proposed on natural slopes of fifteen (15%) percent or greater measured over a horizontal distance of thirty (30) feet.

60.PLANNING. 16 MAP- AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated February 10, 2014, summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, AB 341 (Mandatory Commercial

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60.PLANNING. 16 MAP- AGENCY CLEARANCE (cont.)

RECOMMND

Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle.

With mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass. i.e., leaving the grass clippings on the lawn. or sending seperated green waste to a composting facility.

60.PLANNING. 17 MAP - SECTION 1601/1603 PERMIT

RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 18 MAP - SECTION 404 PERMIT

RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20

MAP- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 74.81 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 21

MAP - FEE BALANCE

RECOMMND

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

60.PLANNING. 25

MAP - REQUIRED APPLICATIONS

RECOMMND

No grading permits shall be issued until Change of Zone No. 7843 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 27

MAP- AGENCY CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated February 10, 2014, generally summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 3127 (California Solid Waste Reuse and Recycling Access Act), the California Green

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27

MAP- AGENCY CLEARANCE (cont.)

RECOMMND

Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

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

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

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle.

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

TRANS DEPARTMENT

60.TRANS. 1

MAP-CREDIT/REIMBURSEMENT 4 IMP

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

public contracts code in order to be eligible for fee credit or reimbursement.

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

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

60.TRANS. 2 MAP - SUBMIT GRADING PLAN RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 3 MAP - SUBMIT FINAL WQMP RECOMMND

A copy of the approved project specific WQMP shall be submitted to the Transportation Department along with the grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation with supporting hydrologic and hydraulic calculations to the Transportation Department for review and approval. The BMPs identified in the approved project specific WQMP shall be shown on the grading plans, where applicable.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 MAP - PHASING RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE RECOMMND

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

70.PARKS. 2 MAP - TRAIL GRADE INSPECTION RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PHASE IV MONITOR REPORT RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - CURATION OF COLLECTIONS

RECOMMND

Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

EPD DEPARTMENT

80.EPD. 1 MAP - PERMANENT FENCE RECOMMND

Prior to the issuance of a building permit, the areas mapped as "Avoided D-1/D-2 Areas On Site" and are outside of the "Project Footprint" on Figure 5.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation." Dated: October 15, 2014, revised December 4, 2014 and prepared by Gonzales Environmental Consulting, LLC. shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fencing shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

80.EPD. 2 MAP - BIO MONITOR REPORT RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2 MAP - BIO MONITOR REPORT (cont.) RECOMMND

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

FIRE DEPARTMENT

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

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

Approved water plans must be a the job site.

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

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

West County- Riverside Office 951-955-4777

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP MOCKINGBIRD FEE RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County has been executed.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of

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80.FLOOD RI. 2 MAP MOCKINGBIRD FEE (cont.) RECOMMND

issuance of building permits if no grading permits are issued for the parcels.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

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

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

80.PLANNING. 11 MAP- SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

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

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

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

along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

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

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

80.PLANNING. 15 MAP - MODEL HOME COMPLEX RECOMMND

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

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

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

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

5. Show typical model tour sign locations and elevation.

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

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

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

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

80.PLANNING. 16 MAP - BUILDING SEPARATION 2 RECOMMND

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

80.PLANNING. 17 MAP- FINAL SITE PLAN RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the 1st District.

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

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80.PLANNING. 17

MAP- FINAL SITE PLAN (cont.)

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within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
7. All new residences with garages shall be provided with

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

roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

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

80.PLANNING. 18 MAP- Walls/Fencing Plans RECOMMND

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

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

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

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

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

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance,

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80.PLANNING. 18

MAP- Walls/Fencing Plans (cont.)

RECOMMND

maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

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

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

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

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

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

TRANS DEPARTMENT

80.TRANS. 1

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Community Facilities District, or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in

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

accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Washington Street, Nandina Avenue, and, street between lots 42 & 43.
- (2) Streetlights (all streets).
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

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

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

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

When applicable, plans shall include the following components:

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

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80.TRANS. 2

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

approved phasing plan shall be submitted for reference.

NOTE:

1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

2) When the Landscaping Plot Plan is located within a special district such as LMD 89-1-C, County CFD or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

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

80.TRANS. 3

MAP - LC LANDSCAPE SECURITIES

RECOMMND

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

NOTE:

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

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

planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

NOTE:

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

80.TRANS. 4 MAP - IMPLEMENT WQMP RECOMMND

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

80.TRANS. 5 MAP - ESTABLISH MAINT ENTITY RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

80.TRANS. 6 MAP - LC LNDSCPNG PROJ SPECIFI RECOMMND

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

1. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
2. Project shall prepare water use calculations as outlined

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6

MAP - LC LNDSCPNG PROJ SPECIFI (cont.)

RECOMMND

in Ord 589.3.

3. Project shall use point source irrigation type, except as needed within stormwater BMP areas as noted in an approved WQMP document.

4. Trees shall be hydrozoned separately.

5. Project shall use County standard details for which the application is available in County Standard Detail Format.

6. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.

7. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.

8. Purple pipe shall be used in all common space areas and irrigation systems maintained by a maintenance district.

9. Hydroseeding is not be permitted in stormwater BMP areas, container stock will be required.

10. Water Quality swales must comply with the following: Irrigation and planting must be zoned to reflect grading. Zones shall be Upper / Slope areas and Lower / Bottom areas (front yard swales).

11. Water Quality swales must comply with the following: Irrigation valves and mainlines shall be located on street side of easement (front yard swales).

12. Water Quality swales must comply with the following: Valves shall incorporate multiple lots as feasible based on flow rates (front yard swales).

13. Water Quality swales must comply with the following: Maintenance easement shall not bisect slopes (front yard swales).

14. Water Quality swales must comply with the following: A minimum 6"-12" maintenance bench must be provided at the tops and bottoms of slopes within the maintenance easement (front yard swales).

15. Water Quality swales must comply with the following: A mow curb shall be provided at the outer edge (perimeter) of the easement to delineate the area (front yard swales).

16. Water Quality swales must comply with the following: Plant material: 4" Carex may be used for the swale bottom if spaced no further apart than 12" on center (front yard swales).

80.TRANS. 7

MAP - IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7 MAP - IMPLEMENT WQMP (cont.) RECOMMND

all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

80.TRANS. 8 MAP - ESTABLISH MAINT ENTITY RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

WASTE DEPARTMENT

80.WASTE. 1 MAP - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION (cont.) RECOMMND

plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

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

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

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

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

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

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

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

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

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

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

1. Precise grade inspection.

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

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

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

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

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

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

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 3 USE-ALT SYSTEM DEED RECORD RECOMMND

The existance of an alternative system on this property must be recorded on the deed and proof provided to the Department of Environmental Health prior to final.

90.E HEALTH. 4 USE-RENEWABLE OPERATING PERMIT RECOMMND

A renewal operating permit must be obtained from Environmental Health Department prior to final approval.

90.E HEALTH. 5 USE-QUALIFIED SERVICE PROVIDER RECOMMND

An annual contract with a qualified service provider for the advanced treatment system is required prior to final approval.

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the 25 occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

90.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 3 MAP- QUIMBY FEES (2) RECOMMND

The TENTATIVE MAP is not located within a CSA. If a CSA is formed prior to ISSUANCE OF BUILDING PERMIT INSPECTION the

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90.PLANNING. 3 MAP- QUIMBY FEES (2) (cont.) RECOMMND

TENTATIVE MAP must join and pay applicable QUIMBY Fees.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 9 MAP- AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated February 10, 2014, summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

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

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

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90.PLANNING. 9 MAP- AGENCY CLEARANCE (cont.)

RECOMMND

clear the project for occupancy permits.

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending seperated green waste to a composting facility.

90.PLANNING. 10 MAP- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 74.81 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13 MAP- AGENCY CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated February 10, 2014, summarized as follows:

In order to mitigate the project's potential solid waste

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90.PLANNING. 13

MAP- AGENCY CLEARANCE (cont.)

RECOMMND

impacts and help the County comply with AB 939 (Integrated Waste Management Act) AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

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

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

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle.

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the laws, or sending separated green waste to a composting facility.

TRANS DEPARTMENT

90.TRANS. 1

MAP - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - WRCOG TUMF (cont.) RECOMMND

the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - STREETLIGHTS INSTALL RECOMMND

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

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

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 4 MAP - 80% COMPLETION RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in

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90.TRANS. 4

MAP - 80% COMPLETION (cont.)

RECOMMND

these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

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

90.TRANS. 5

MAP - LANDSCAPING

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - LANDSCAPING (cont.) RECOMMND

Landscaping shall be improved within Washington Street and Nandina Avenue.

90.TRANS. 6 MAP - LC LNDSCP INSPECT DEPOST RECOMMND

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

90.TRANS. 7 MAP - LNDSCPE INSPCTN RORMNTS RECOMM

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

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Transportation Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

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90.TRANS. 8

MAP - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

90.TRANS. 9

MAP - BMP EDUCATION

RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: www.rcflood.org/npdes. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.TRANS. 10

MAP - BMP MAINT AND INSPECTION

RECOMMND

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

12/14/15
13:23

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 89

TRACT MAP Tract #: TR36639

Parcel: 273-310-054

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 MAP - BMP MAINT AND INSPECTION (cont.) RECOMMND

-OR

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

90.TRANS. 11 MAP - BMP EDUCATION RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: www.rcflood.org/npdes. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.TRANS. 12 MAP - BMP MAINT AND INSPECTION RECOMMND

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

-OR

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect

12/14/15
13:23

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 90

PROJECT MAP Tract #: TR36639

Parcel: 273-310-054

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 MAP - BMP MAINT AND INSPECTION (cont.) RECOMMND

and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 13 MAP - FACILITY COMPLETION RECOMMND

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

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

DATE: January 29, 2014

TO:

Riv. Co. Transportation Dept.	Riv.Co. Landscaping Section-M.Hughes	Western Municipal Water Dist.
Riv. Co. Flood Control District	Riv.Co. Park Department	SBC
Riv. Co. Environmental Health Dept.	P.D. Archaeology Section-D. Jones	Charter Cable
Riv. Co. Public Health – Industrial Hygiene	Riverside Transit Agency	City of Riverside
Riv. Co. Public Health Dept-M.Osur	Riv. Co. Waste Management Dept.	Southern California Edison
Riv. Co. Fire Department	Riv. Co. Survey	Southern California Gas Co.
Riv. Co. Building & Safety – Grading	1st District Supervisor	
Riv. Co. Building & Safety – Plan Check	1st District Planning Commissioner	
Riv. Co. Environmental Programs Dept.	Riverside Unified School District	
P.D. Geology Section-D. Jones	Woodcrest MAC	

TENTATIVE TRACT MAP NO. 36639 – EA42663 - Applicant: Kevin and Pauline Doan – Engineer/Representative: Adkan Engineers - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum) and Rural: Rural Mountainous (R: RM) (10 acre minimum) – Location: Northeast corner of Nandina Avenue and Washington Street – 74.8 gross acres - Zoning: Residential Agricultural-1 (1 acre minimum) (R-A-1) - **REQUEST:** Schedule B subdivision to create 50 single family residential lots with a minimum lot size of 1 acre on 74.8 gross acres. - APNs: 273-310-053 and 273-310-054

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 27, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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 Paul Rull, Project Planner, at (951) 955-0972 or email at prull@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: July 9, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Flood Control District
Riv. Co. Environmental Health
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading

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

1st District Supervisor
1st District Planning Commissioner

CHANGE OF ZONE NO. 7843 – EA42663 - Applicant: Kevin and Pauline Doan – Engineer/Representative: Adkan Engineers - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum) and Rural: Rural Mountainous (R: RM) (10 acre minimum) – Location: Northeast corner of Nandina Avenue and Washington Street – 74.8 gross acres - Zoning: Residential Agricultural-1 (1 acre minimum) (R-A-1) - **REQUEST:** Change of zone from Residential Agricultural-1 acre minimum to Residential Agricultural-1 acre minimum and Residential Agricultural-10 acre minimum on 74.8 gross acres. - APNs: 273-310-053 and 273-310-054 (**associated with TENTATIVE TRACT MAP NO. 36639**)

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 **LDC comments on July 31, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Planning, Environmental Programs Division, Geology, Archaeology, Landscaping, Transportation, Flood, Fire, Building & Safety: Grading, Parks

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 **Paul Rull**, Project Manager, at (951) 955-0972 or email at prull@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.

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: July 9, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Flood Control District
Riv. Co Environmental Health
Riv. Co. Fire Dept.
Riv. Co. Building & Safety - Grading

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

1st District Supervisor
1st District Planning Commissioner

CHANGE OF ZONE NO. 7843 - EA42663 - Applicant: Kevin and Pauline Doan - Engineer/Representative: Adkan Engineers - First Supervisorial District - Woodcrest Zoning District - Lake Mathews/Woodcrest Area Plan - Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum) and Rural: Rural Mountainous (R: RM) (10 acre minimum) - Location: Northeast corner of Nandina Avenue and Washington Street - 74.8 gross acres - Zoning: Residential Agricultural-1 (1 acre minimum) (R-A-1) - **REQUEST:** Change of zone from Residential Agricultural-1 acre minimum to Residential Agricultural-1 acre minimum and Residential Agricultural-10 acre minimum on 74.8 gross acres. - APNs: 273-310-053 and 273-310-054 (**associated with TENTATIVE TRACT MAP NO. 36639**)

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 **LDC comments on July 31, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Planning, Environmental Programs Division, Geology, Archaeology, Landscaping, Transportation, Flood, Fire, Building & Safety: Grading, Parks

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 **Paul Rull**, Project Manager, at (951) 955-0972 or email at prull@rcplma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



August 14, 2015

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Glen Holmes
Hemet

John Lyon
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Greg Pettis
Cathedral City

Steve Manos
Lake Elsinore

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Peter Lange, Contract Planner
Riverside County Planning Department
4080 Lemon Street, Twelfth Floor
Riverside, CA 92501

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1140MA15
Related File No.: CZ07843 (Change of Zone) [associated with TR36639
(Tentative Tract Map)]
APN: 273-310-033; 273-310-034

Dear Mr. Lange:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No. 2015-01 (as adopted on August 13, 2015), staff reviewed Change of Zone Case No. 7843 (CZ07843), a proposal to change the zoning of 74.81 acres located easterly of Washington Street, northerly of Nandina Avenue, and southerly of a straight-line easterly or westerly extension of Mariposa Avenue in the unincorporated community of Woodcrest from R-A-1 (Residential Agricultural, one acre minimum lot size) to R-A-1 and R-A-10 (Residential Agricultural, 10 acre minimum lot size). This change of zone is being considered in conjunction with Tentative Tract Map No. 36639, a proposal to divide the property into 52 single-family residential lots with a minimum gross lot size of one acre. Approximately 21.38 acres of the property would be changed from R-A-1 to R-A-10 zoning, with the remainder of the property remaining in the R-A-1 zone.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E, residential density is not restricted.

The elevation of Runway 14-32 at its northerly terminus is approximately 1,535 feet above mean sea level (1535 feet AMSL). The proposed maximum pad elevation is 1,640 feet AMSL. The R-A zone allows a maximum building height of 40 feet for single-family residences, for a total maximum elevation of 1,680 feet AMSL. However, the site is located beyond the 20,000 foot radius from the runway at March Air Reserve Base/Inland Port Airport. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons would not be required.

As ALUC Director, I hereby find the above-referenced Change of Zone CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed zone change. As the site is located within Airport Compatibility Zone E, both the existing and the proposed zoning are consistent with the March ALUCP.

While the change of zone is not subject to conditions, we would further recommend that the following conditions be applied to the Tentative Tract Map:

CONDITIONS (recommended for the proposed Tentative Tract Map):

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon.
4. Any new aboveground detention or bioretention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

AIRPORT LAND USE COMMISSION

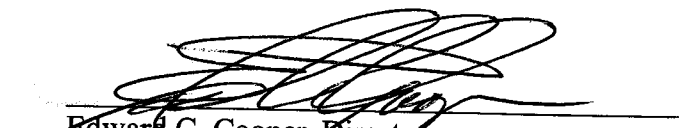
August 14, 2015

5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

If you have any questions, please contact John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

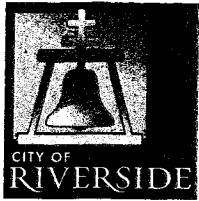
Attachments: Notice of Airport in Vicinity

cc: Kevin and Pauline Doan (applicant/owner/payee)
Adkan Engineers – Attn.: Michael Brendecke (project representative)
Sexton Real Estate – Attn.: Leroy Nichols (project representative)
Charissa Leach, Adkan Engineers
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Sonia Pierce, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1140MA15\ZAP1140MA15.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



Community Development
Department
Planning Division

City of Arts & Innovation

RECEIVED
MAR 10 2014
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

March 5, 2014

Paul Rull, Project Planner
County of Riverside Planning Department
County of Riverside Permit Assistance Center
4080 Lemon Street, 9th Floor
Riverside CA, 92501

SUBJECT: TENTATIVE TRACT MAP NO. 36639

Dear Mr. Rull:

Thank you for the opportunity to comment on the above-noted project - a proposed Schedule B subdivision to create 50 single family residential lots with a minimum lot size of 1 acre on 74.8 gross acres located at the northeast corner of Nandina Avenue and Washington Street. City staff has reviewed the proposed subdivision and offers the following comments:

- **General Plan Land Use Consistency** - The proposed subdivision is not located in an active annexation area; however, it is within the City's southern sphere of influence. The City's General Plan 2025 land use designation for the project site is A – Agricultural.

The developable portion of the subdivision where residential lots are proposed appears to be consistent with the existing County General Plan land use designation of the Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum) and the County's Residential Agricultural-1 (1 acre minimum) R-A-1 Zone. The pattern and density of development northerly and southerly of the project site is similar to the approximately 1 unit per acre density proposed.

While the subdivision may be consistent with the County General Plan land use designation and zoning, it is inconsistent with the City's General Plan 2025 Agricultural land use designation for the area. The City's Agricultural land use designation is intended for agricultural production with incidental residential uses at density of 0.20 dwelling units per acre – one dwelling unit per five acres.

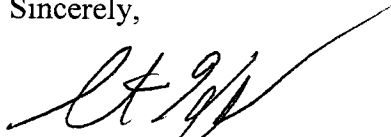
Additionally, portions of the project site where single-family lots are proposed are identified by the County and in the City's Open Space and Conservation Element as Farmland of Statewide Importance, Unique Farmland and Farmland of Local Importance.

With regard to General Plan consistency, adoption of the proposed subdivision can individually or cumulatively create impacts that are not mitigated or anticipated by the City's current adopted long range planning documents. In an effort to achieve consistency between the County and City General Plan, and to jointly plan development in unincorporated areas adjacent to cities, City staff requests that as a condition of approval the applicant file a General Plan Amendment with the City to change the City land use designation from A -Agricultural to Very Low Density Residential. Please note that the filing of a General Plan Amendment application with the City does not guarantee or otherwise secure the City's approval of a General Plan Amendment.

- **Circulation and Traffic** - The proposed map shows right-of-way width of 100 feet for Washington Street, 88 feet for Nandina Avenue and no right-of-way for Mariposa Avenue. The Circulation Element of the City of Riverside's General Plan 2025 Master Plan of Roadways identifies Washington Street as 110-foot wide, 4-lane Arterial, Nandina Avenue as 100-foot wide, four-lane Arterial and Mariposa Avenue as a 66-foot wide, 2-lane Collector extending eastward from Washington Street to Porter Avenue. Further, the Circulation Element of the County General Plan identifies Washington Street as 118-foot-wide Major Arterial and Nandina Avenue as a 100-foot-wide Secondary Arterial. The proposed subdivision map needs to be revised to show that streets will be built and improved consistent with the City's and County's General Plans.

We look forward to continue working with you. Please send us copies of all revised plans, staff reports, and environmental reviews as it pertains to this project. Should you have any questions regarding this letter, please contact Doug Darnell, Senior Planner, at (951) 826-5219 or by e-mail at ddarnell@riversideca.gov.

Sincerely,



Steve Hayes, AICP
City Planner

- c:
- Rusty Bailey, Mayor
 - Riverside City Council Members
 - Scott Barber, City Manager
 - Deanna Lorson, Assistant City Manager
 - Al Zelinka, Community Development Director
 - Emilio Ramirez, Deputy Community Development Director
 - Tom Boyd, Deputy Public Works Director/City Engineer
 - Kevin Jeffries, Supervisor District 1, 4080 Lemon Street, 5th Floor, Riverside CA, 92501
 - Juan C. Perez, Interim Planning Director, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
 - Kevin and Paulene Doan, Adkan Engineers 6879 Airport Drive, Riverside, CA 92504

adkan **ENGINEERS**

CIVIL ENGINEERING • SURVEYING • PLANNING
6879 AIRPORT DRIVE, RIVERSIDE, CA 92504
Tel: 951.688.0241 • Fax: 951.688.0599
www.adkan.com

March 27, 2015

Riverside County Planning Department
4080 Lemon St
Riverside, CA 92502
Attn: **Paul Rull**

Re: Tentative Tract No. 36639

Subject: Justification for noncompliance with Riverside County Ordinance No. 460.

Dear Whom it may concern:

Ordinance No. 460 regulates the division of land of the county of Riverside. Section 3.8 subsection C states "when lots greater than 18,000 sq. ft. are proposed, the depth shall not exceed 4 times the width."

Tentative Tract 36639 proposes 4 lots, lot numbers 37 through 40 which do not meet this requirement. Due to topographical constraints, lots 37-40 exceed the 4:1 lot depth to width ratio. Lots 37 and 40 have an average depth to width ratio of 4:1, and only exceed this on one side. All four of these lots are constrained by streets on both sides and have large slopes at the rear of the lots. The usable pad to width ratio for lots 37-40 meet the minimum ratio requirements. This requirement was written with smaller lots in mind to ensure homeowners have usable width. These lots are 1-acre minimum with plenty of area for a future homeowner to choose the placement of their house and any onsite amenities.

As a result of this justification, it is requested that lots 37-40 of Tentative Tract 36639 be exempt from the minimum depth to width ratio requirement.

Sincerely,

adkan **ENGINEERS**

Michael Brendecke, P.E.
Project Engineer



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

February 10, 2014

Paul Rull, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RECEIVED
FEB 13 2014

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

RE: Tentative Tract Map (TR) No. 36639

Proposal: The TR proposes a schedule B subdivision to create 50 single family residential lots with a minimum lot size of 1 acre on 74.8 gross acres.

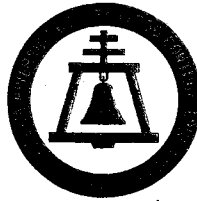
APNs: 273-310-053; -054

Dear Mr. Rull:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located on the northeast corner of Nandina Avenue and Washington Street, in the Lake Mathews/Woodcrest Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

162617

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

July 17, 2014

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Paul Rull, Project Planner

Dear Mr. Rull:

Re: Change of Zone 07843
Area: Woodcrest

Change of Zone 7843 is a proposal to change the current zoning of Residential Agricultural 1-acre minimum to Residential Agricultural 1-acre minimum and Residential Agricultural 10-acre minimum on a 74.8-acre site in the Woodcrest/Mockingbird Canyon area. This project is being processed concurrently with Tract Map (TR) 36639.

The District has reviewed this case and has the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Michele Martin of this office at 951.955.2511.

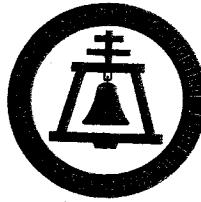
Very truly yours,


HENRY OLIVO
Engineering Project Manager

c: TR 36639

MMM:blj

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

159118

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

February 26, 2014

RECEIVED
FEB 28 2014
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Mr. & Mrs. Kevin T. Doan
c/o Leroy Nichols - Sexton Real Estate
3593 Arlington Avenue
Riverside, CA 92506

Dear Mr. & Mrs. Doan:

Re: Tract Map No. 36639

This project is located within the Mockingbird Canyon watershed. The District is concerned about development occurring in this watershed. The cumulative effect of development will cause increased storm runoff and without adequate drainage facilities in the area, will have a significant adverse impact on downstream properties. A practical and equitable mitigation measure for such an impact is the adoption and implementation of an Area Drainage Plan for Mockingbird Canyon.

In view of the serious flooding problems, it is recommended that no development be permitted in the Mockingbird Canyon area until such time that the Board of Supervisors adopts the Mockingbird Canyon Area Drainage Plan. Alternatively, a Special Drainage Facility Agreement for the payment of "fees" to mitigate flood problems caused by the development should be offered by the developer to the County. The developer should write a letter to the Board requesting that a condition of approval be added to the project covering a Special Drainage Facility Agreement.

A sample letter to the Board and Agreement are enclosed for your use. The letter and the signed Agreement should be submitted to the District and upon receipt; the District will continue processing your project.

Should you have any questions regarding this project, please call Michele Martin at 951.955.2511 or me at 951.955.1214.

Very truly yours,


HENRY OLIVO, P.E.
Engineering Project Manager

Enclosures

c: Riverside County TLMA
Attn: Paul Rull, Project Planner
Adkan Engineers

MMM:blj



John V. Rossi
General Manager

Securing Your Water Supply

Charles D. Field
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5

February 19, 2014

Paul Rull, Project Planner
City of Riverside
Planning Division
3900 Main St., 3rd Floor
Riverside, CA 92522



CONDITIONS OF APPROVAL FOR TENTATIVE TRACT MAP 36639 – EA42663

In response to your letter received on January 29, 2014, Western Municipal Water District's (Western) Conditions of Approval for the above referenced project are as follows:

1. Compliance with water efficient landscape requirements per the City of Riverside's Ordinance.
2. Western as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Guideline requirements for water use efficiency.
3. Developer's landscape architect is required to consult with Western's water efficiency specialist to review Western's landscape and irrigation requirements.
4. Developer to submit a 24" x 36" preliminary onsite and/or offsite plan of water layout to Western before formal submittal of Water Improvement Plans.
5. Preliminary water plans shall show the following items:
 - a. Delineate all proposed water facilities within project boundaries. Include pipeline diameters and type of material.
 - b. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, water meters, air/vac, blow-off, fire hydrants, valves, electrical vaults, etc.) within project boundaries.
 - c. Delineate all easements within project boundaries.
 - d. Delineate all proposed and existing lots, streets, and storm drains.
6. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water Improvement Plans.

7. Water Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Commercial Plan Check Package for submittal formats and requirements online at <http://wmwd.com/devservices/standardspec.htm>.
8. Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite and/or offsite utilities to be relocated are at Developers expense.
9. Developer to pay all cost associated with preliminary review by Western at the time of review.
10. Water Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.
11. Contact Western's Development Services Department at (951) 571-7100 for further information.

Thank you for giving Western the opportunity to submit these items as part of the Conditions of Approval.



TAMMY MARTIN
Engineering Technician II

TM:sc

Enclosure(s): Transmittal (copy)

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Kevin T. Doan and Pauline L. Doan ("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 APN 273-310-053 and 273-310-054 ("PROPERTY"); and,

WHEREAS, on January 23, 2014, PROPERTY OWNER filed an application for Tract Map No. 36639 and Change of Zone 7843 ("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 PROPERTY OWNER 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 :
Kevin and Pauline Doan
PO Box 7398
Riverside, CA 92506

With a copy to:
Adkan Engineers
6879 Airport Drive
Riverside, CA 92504

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

FORM APPROVED COUNTY COUNSEL
BY: M.R.C. 8/27/15
MELISSA R. CUSHMAN DATE

Dated: 8/27/15

PROPERTY OWNER:
Kevin T. Doan and Pauline L. Doan

By: Kevin T. Doan
Kevin T. Doan

Dated: 8/25/2015

By: Pauline L. Doan
Pauline L. Doan

Dated: 8/25/15

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Riverside)

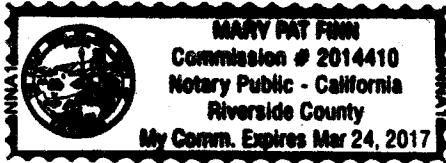
On 8/25/2015 before me, Mary Pat Finn, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Kevin T. Doan + Pauline L. Doan
Name(s) of Signer(s)

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.

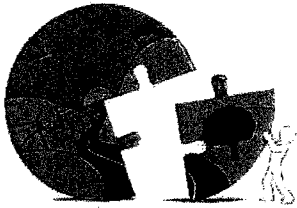
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Mary Pat Finn
Signature of Notary Public

Re: Indemnification Agreement



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207843 DATE SUBMITTED: 7/2/14

APPLICATION INFORMATION

Applicant's Name: Kevin T. & Pauline L. Doan E-Mail: c/o: leroynichols@ca.rr.com

Mailing Address: c/o Leroy Nichols 3593 Arlington Ave.
Riverside City CA State 92506 ZIP

Daytime Phone No: (951) 686-7300 Fax No: ()

Engineer/Representative's Name: adkan Engineers E-Mail: mbrendecke@adkan.com

Mailing Address: 6879 Airport Drive
Riverside City CA State 92504 ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner's Name: Kevin & Pauline Doan E-Mail: c/o: leroynichols@ca.rr.com

Mailing Address: c/o Leroy Nichols 3593 Arlington Ave
Riverside City CA State 92506 ZIP

Daytime Phone No: (951) 686-7300 Fax No: ()

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 CHANGE OF ZONE

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

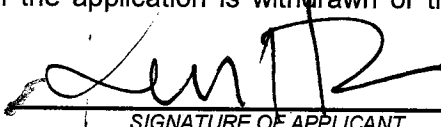
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Kevin Doan

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

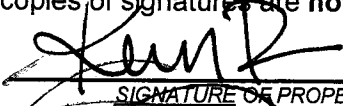
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

Kevin Doan

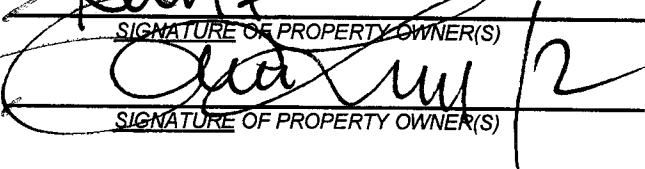
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Pauline Doan

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 273-310-053, 273-310-054

Section: 36 Township: 3S Range: 4W

Approximate Gross Acreage: 78

General location (nearby or cross streets): North of Nandina Ave, South of Mariposa Ave, East of Washington St, West of Porter Ave

APPLICATION FOR CHANGE OF ZONE

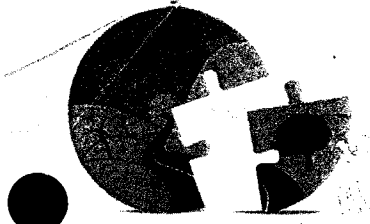
Thomas Brothers map, edition year, page number, and coordinates: 2003- page 746, grid A-5

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

Change the existing zoning to match the existing and proposed land use as required per comments from Land Development Committee for Tentative map 36639. Currently the site is all zoned R-A-1. We are proposing to change the zoning to **RA10** for two lots on the tentative to make them in accordance with their land use designations.

Related cases filed in conjunction with this request:

Tentative Tract Map No. 36639



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" 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 type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36639 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Kevin T. & Pauline L. Doan E-Mail: c/o leroynichols@ca.rr.com

Mailing Address: c/o Leroy Nichols 3593 Arlington Ave
Riverside Street 92506
CA
City State ZIP

Daytime Phone No: (951) 686-7300 Fax No: () _____

Engineer/Representative's Name: Adkan Engineers E-Mail: madkison@adkan.com

Mailing Address: 6879 Airport Drive
Riverside Street 92504
CA
City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner's Name: Kevin and Pauline Doan E-Mail: _____

Mailing Address: PO Box 7398
Riverside Street 92513
CA
City State ZIP

Daytime Phone No: (951) 275 2431 Fax No: (951) 352 9536

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 • 77-588 El Duna Court, Suite H
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.

Leroy Nichols

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.

Kevin T. Doan

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Pauline L. Doan

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): 273-310-053, 273-310-054

Section: 36 Township: 03S Range: 05W

Approximate Gross Acreage: 74.8 acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Nandina Ave, South of Mariposa Ave, East of Washington St, West of Porter Ave.

Thomas Brothers map, edition year, page number, and coordinates: Page 745, Grid J5, J6

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):

Subdivide 78 +/- acres of property into 50 residential lots. The property is zoned

R-A-1 and the current Landuse is VLDR and RM. No Zone Change or General Plan

Amendment is proposed.

Related cases filed in conjunction with this request:

None

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

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

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

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: Biology, Archeology, & Geotechnical

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 375,000 C.Y.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 375,000 C.Y.

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

Import _____ Export _____ Neither x

What is the anticipated source/destination of the import/export?

No off site import/ export

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? 0 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 1,392,100 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

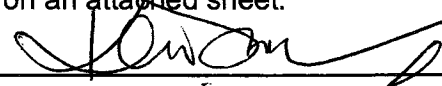
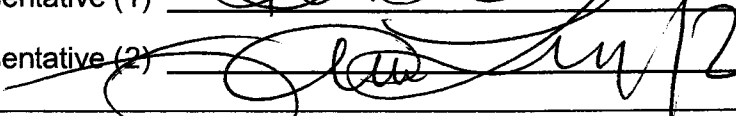
Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)		Date	<u>1/9/14</u>
Owner/Representative (2)		Date	<u>1/9/14</u>

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹

Project File No.	
Project Name:	Tentative Tract No. 36639
Project Location:	Section 36, Township 3 South, Range 5 West of El Sobrante De San Jacinto
Project Description:	Development of 50 lot housing tract on previously undeveloped land
Applicant Contact Information:	Leroy Nichols- 3593 Arlington Ave, Riverside Ca 92506, 951-686-7300

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7843 AND TENTATIVE TRACT MAP NO. 36639 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Kevin and Pauline Doan – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Easterly of Washington Street, southerly of Mariposa Avenue, northerly of Nadina Avenue, and westerly of Porter Avenue – 74.8 Gross Acres – Zoning: Residential Agricultural – 1 acre minimum (R-A-1) – **REQUEST:** The Change of Zone proposes to change the zoning classification of the project site from Residential Agricultural – 1 Acre Minimum (R-A-1) to Residential Agricultural – 1 Acre Minimum and Residential Agricultural – 10 Acre Minimum. The Tentative Tract Map is a schedule “B” subdivision of 74.8 acres into fifty two (52) residential lots. Lots 1 through 50 will have a minimum lot size of one acre and lots 51 and 52 will have a minimum lot size of 10 acres. In addition, the project scope involves an exception to Ordinance No. 460, Section 3.8.C (lot depth to width ratio) for lots 37, 38, 39, and 40 due to topographical constraints.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
 SEPTEMBER 30, 2015
 RIVERSIDE COUNTY ADMINISTRATIVE CENTER
 BOARD CHAMBERS, 1ST FLOOR
 4080 LEMON STREET
 RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Peter Lange, at 951-955-1417 or email plange@rctlma.org or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or 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 Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission 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: Peter Lange
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/23/2015

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

APN (s) or case numbers CZ 07843 / TR 36639 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

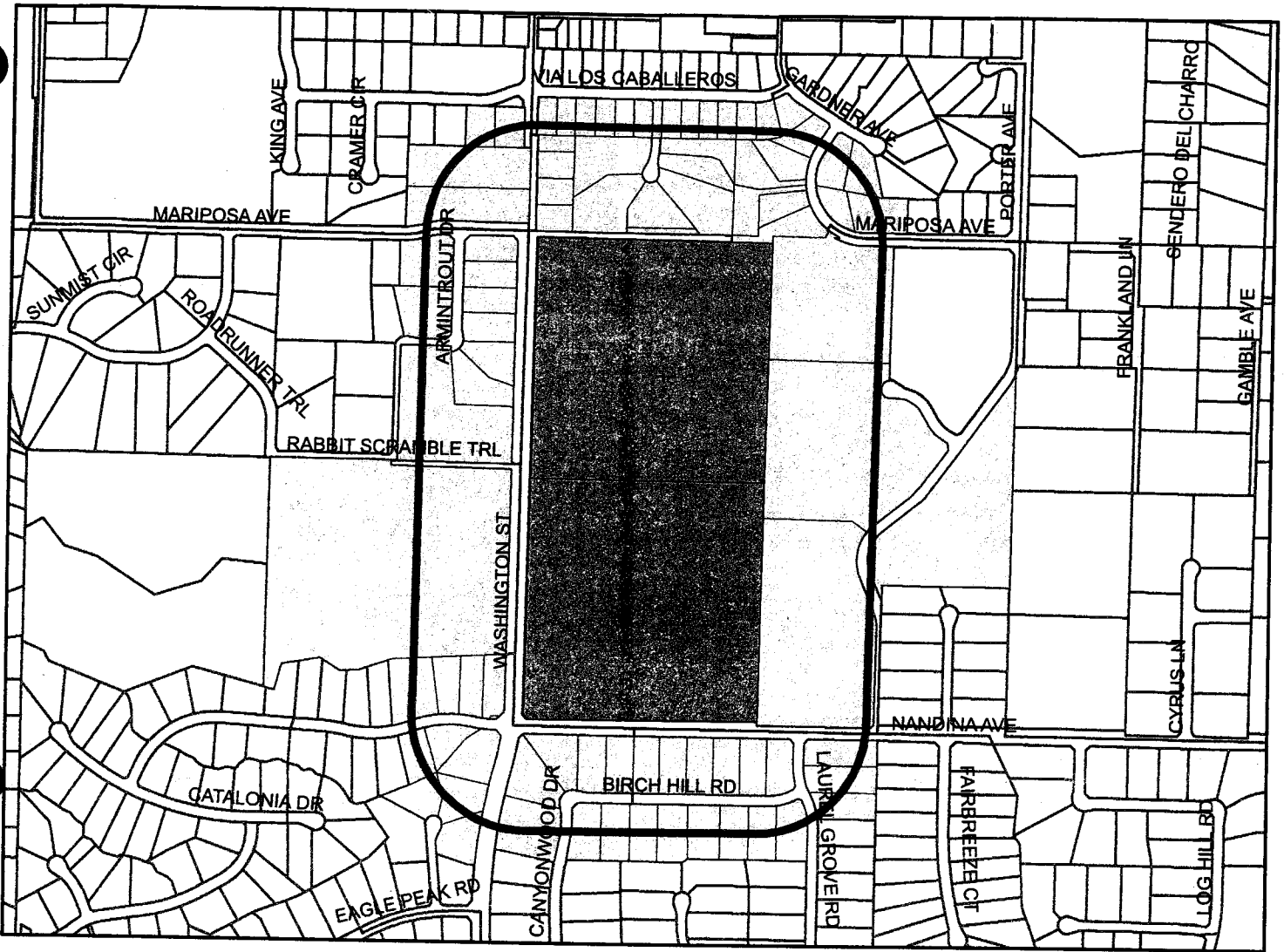
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07843 / TR36639 (600 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 273-621-006 | 273-310-052 | 274-230-017 | 273-610-043 | 274-240-010 | 274-240-020 | 273-520-028 | 274-182-002 | 273-622-007 | 274-182-010 |
| 274-182-011 | 273-290-038 | 274-230-004 | 274-230-005 | 273-200-010 | 274-240-014 | 273-610-017 | 273-610-061 | 274-182-014 | 273-610-005 |
| 273-620-005 | 274-182-008 | 274-240-021 | 274-240-011 | 273-622-009 | 274-230-016 | 273-620-006 | 274-230-015 | 274-182-007 | 273-520-032 |
| 274-230-011 | 273-610-020 | 273-520-026 | 274-240-035 | 274-240-015 | 273-520-023 | 273-610-044 | 274-182-005 | 273-520-031 | 273-621-003 |
| 273-621-004 | 273-520-029 | 273-610-008 | 273-610-045 | 273-610-041 | 274-240-012 | 273-310-053 | 273-310-054 | 273-621-001 | 273-520-038 |
| 273-620-002 | 273-200-014 | 274-240-013 | 273-610-022 | 273-200-022 | 274-240-019 | 273-610-046 | 274-182-013 | 273-621-005 | 273-610-060 |
| 273-621-002 | 273-610-007 | 273-620-001 | 273-610-021 | 274-182-004 | 273-610-018 | 273-200-015 | 274-182-009 | 273-610-042 | 273-520-027 |
| 274-230-009 | 273-620-004 | 274-240-017 | 274-182-015 | 274-230-001 | 273-610-006 | 274-230-010 | 274-182-012 | 273-620-003 | 273-610-023 |
| 273-520-024 | 273-520-030 | 273-610-016 | 273-310-046 | 273-310-048 | 273-310-049 | 274-182-003 | 273-520-025 | 273-622-008 | 274-240-033 |
| 274-240-016 | 274-240-019 | 274-230-014 | | | | | | | |



825 412.5 0 825 Feet

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

ASMT: 273200010, APN: 273200010
CHARLOTTE GUYAUX
16955 WASHINGTON ST
RIVERSIDE, CA. 92504

ASMT: 273310054, APN: 273310054
PAULINE DOAN, ETAL
P O BOX 7398
RIVERSIDE CA 92513

ASMT: 273200014, APN: 273200014
DERMOT SHIELS, ETAL
16961 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 273520023, APN: 273520023
LAURIE BROWER, ETAL
17277 ARMINTROUT DR
RIVERSIDE, CA. 92504

ASMT: 273200015, APN: 273200015
RANDAL COLBERT
16869 WASHINGTON ST
RIVERSIDE, CA. 92504

ASMT: 273520024, APN: 273520024
TED SMITH, ETAL
17265 ARMINTROUT DR
RIVERSIDE, CA. 92504

ASMT: 273200022, APN: 273200022
LUIS SORIA
7144 DINWIDDI ST
DOWNEY CA 90241

ASMT: 273520025, APN: 273520025
ANNETTE MILLER, ETAL
17272 ARMINTROUT DR
RIVERSIDE, CA. 92504

ASMT: 273290038, APN: 273290038
BRIDGEWALK 64
556 S FAIR OAKS STE 337
PASADENA CA 91105

ASMT: 273520026, APN: 273520026
ELVIA SAGHBINI, ETAL
17260 ARMINTROUT DR
RIVERSIDE, CA. 92504

ASMT: 273310049, APN: 273310049
TABLETOP MOUNTAIN PARTNERS
7181 MIRACLE MILE
RIVERSIDE CA 92506

ASMT: 273520027, APN: 273520027
RICHARD ARMSTRONG
17200 ARMINTROUT DR
RIVERSIDE, CA. 92504

ASMT: 273310052, APN: 273310052
ARCHANA SHETH, ETAL
4017 10TH ST
RIVERSIDE CA 92501

ASMT: 273520028, APN: 273520028
ANTONIO MALLARE
C/O MARITA INDIRA D JURADO
17150 ARMINTROUT DR
RIVERSIDE, CA. 92504



ASMT: 273520029, APN: 273520029
GLORIA FELIX, ETAL
17100 ARMINTROUT DR
RIVERSIDE, CA. 92504

ASMT: 273610007, APN: 273610007
SHANNON MCGINNIS BROWN, ETAL
17530 DRY RUN CT
RIVERSIDE, CA. 92504

ASMT: 273520030, APN: 273520030
LORRIE RIVERA, ETAL
16925 MARIPOSA AVE
RIVERSIDE, CA. 92504

ASMT: 273610008, APN: 273610008
GLORIA OCHOA, ETAL
17558 DRY RUN CT
RIVERSIDE, CA. 92504

ASMT: 273520031, APN: 273520031
JOHN SCHUMAKER
17055 ARMINTROUT DR
RIVERSIDE CA 92504

ASMT: 273610016, APN: 273610016
LESTER DOUTY, ETAL
17573 CANYONWOOD DR
RIVERSIDE, CA. 92504

ASMT: 273520032, APN: 273520032
CANDACE THOMAS, ETAL
16891 MARIPOSA AVE
RIVERSIDE, CA. 92504

ASMT: 273610017, APN: 273610017
CLAUDIA VARGAS
17545 CANYONWOOD DR
RIVERSIDE, CA. 92504

ASMT: 273520038, APN: 273520038
LINDA MAUZEY, ETAL
1095 S BURLWOOD DR
ANAHEIM CA 92807

ASMT: 273610018, APN: 273610018
MARIA DIAZ, ETAL
17517 CANYONWOOD DR
RIVERSIDE, CA. 92504

ASMT: 273610005, APN: 273610005
STACEY HESTON, ETAL
17523 DRY RUN CT
RIVERSIDE, CA. 92504

ASMT: 273610019, APN: 273610019
MACK MARTIN
17008 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273610006, APN: 273610006
JILL STEVENS, ETAL
16991 NADINA AVE
RIVERSIDE, CA. 92504

ASMT: 273610020, APN: 273610020
KATHLEEN CHAVEZ, ETAL
17036 BIRCH HILL RD
RIVERSIDE, CA. 92504



ASMT: 273610021, APN: 273610021
ESTHER VARGAS, ETAL
17064 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273610045, APN: 273610045
JOSEPH MORRISON
16850 NANDINA AVE
RIVERSIDE, CA. 92504

ASMT: 273610022, APN: 273610022
LUIS LOPEZ
17057 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273610046, APN: 273610046
MARIELENA MARTINEZ
16826 NANDINA AVE
RIVERSIDE, CA. 92504

ASMT: 273610023, APN: 273610023
SHEILA MORRIS
17552 CANYONWOOD DR
RIVERSIDE, CA. 92504

ASMT: 273610060, APN: 273610060
MOHAMMAD TWEINI
16831 NANDINA AVE
RIVERSIDE, CA. 92508

ASMT: 273610041, APN: 273610041
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

ASMT: 273610061, APN: 273610061
JOEL GONZALEZ, ETAL
16855 NANDINA AVE
RIVERSIDE, CA. 92504

ASMT: 273610042, APN: 273610042
REGINALD PETERS
16922 NANDINA AVE
RIVERSIDE, CA. 92504

ASMT: 273620001, APN: 273620001
ZITA MEAGHER, ETAL
17232 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273610043, APN: 273610043
BALVIR KAUR, ETAL
16898 NANDINA AVE
RIVERSIDE, CA. 92504

ASMT: 273620002, APN: 273620002
MARIA CHAVEZ, ETAL
17204 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273610044, APN: 273610044
LAURIE BROWER, ETAL
3771 ARLINGTON AVE
RIVERSIDE CA 92506

ASMT: 273620003, APN: 273620003
RUBEN GARCIA
17176 BIRCH HILL RD
RIVERSIDE, CA. 92504



ASMT: 273620004, APN: 273620004
PAULETTE BROWN HINDS, ETAL
17148 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273621005, APN: 273621005
SUZANNE HEATH, ETAL
17225 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273620005, APN: 273620005
JEAN CARPIO, ETAL
17120 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273621006, APN: 273621006
VILMA JORNADA, ETAL
17573 LAUREL GROVE RD
RIVERSIDE, CA. 92504

ASMT: 273620006, APN: 273620006
LOURDES TABORA, ETAL
17092 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273622007, APN: 273622007
BRION BICKETT, ETAL
17566 LAUREL GROVE RD
RIVERSIDE, CA. 92504

ASMT: 273621001, APN: 273621001
LANCE WAGNER
20289 TONIA CT
PERRIS CA 92570

ASMT: 273622008, APN: 273622008
TONIA PINCIUREK
17538 LAUREL GROVE RD
RIVERSIDE, CA. 92504

ASMT: 273621002, APN: 273621002
NAEEMA AZIZ, ETAL
17113 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273622009, APN: 273622009
FAWAZ GAILANI
17510 LAUREL GROVE RD
RIVERSIDE, CA. 92504

ASMT: 273621003, APN: 273621003
GINGER SUK, ETAL
17141 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 274182002, APN: 274182002
ARACELI GUIDO
17029 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 273621004, APN: 273621004
OLIVIA AMEZCUA, ETAL
17197 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 274182003, APN: 274182003
BUI THAI, ETAL
17051 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504



ASMT: 274182004, APN: 274182004
HELEN LINARES, ETAL
17073 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 274182012, APN: 274182012
CAROL CHITWOOD, ETAL
17237 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 274182005, APN: 274182005
SALLY PENLAND, ETAL
2865 DONOVER CT
RIVERSIDE CA 92504

ASMT: 274182013, APN: 274182013
JULIE GIBBONS, ETAL
17115 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 274182007, APN: 274182007
GARY CURTIS, ETAL
17133 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 274182014, APN: 274182014
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 274182008, APN: 274182008
EAGLE VISTA EQUITIES
2015 MANHATTAN BCH BL 100
REDONDO BEACH CA 90278

ASMT: 274182015, APN: 274182015
ROBERT MILLER
17011 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 274182009, APN: 274182009
BETTY WRIGHT, ETAL
17177 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 274230001, APN: 274230001
ESTHER PEDRINI, ETAL
16917 CALLE ESPUELA
RIVERSIDE, CA. 92504

ASMT: 274182010, APN: 274182010
BARBARA HOFMAN
17195 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 274230004, APN: 274230004
CARLOS LEMUS
16960 CALLE ESPUELA
RIVERSIDE, CA. 92504

ASMT: 274182011, APN: 274182011
BONNIE MURPHY
17219 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 274230009, APN: 274230009
CATHLEEN HOWICK, ETAL
16910 WASHINGTON ST
RIVERSIDE, CA. 92504



ASMT: 274230010, APN: 274230010
KIMBERLY SHERER, ETAL
16930 WASHINGTON ST
RIVERSIDE, CA. 92504

ASMT: 274240011, APN: 274240011
DEBORAH FORNERET, ETAL
17250 MARIPOSA AVE
RIVERSIDE, CA. 92504

ASMT: 274230011, APN: 274230011
JAROME WILSON
16960 WASHINGTON ST
RIVERSIDE, CA. 92504

ASMT: 274240012, APN: 274240012
JACKI MCCRAY, ETAL
17265 GARDNER AVE
RIVERSIDE, CA. 92504

ASMT: 274230014, APN: 274230014
BRIANNA PAIRRETT, ETAL
16940 CALLE ESPUELA
RIVERSIDE, CA. 92504

ASMT: 274240013, APN: 274240013
PATRICIA CONTRERAS, ETAL
17249 MARIPOSA AVE
RIVERSIDE, CA. 92504

ASMT: 274230015, APN: 274230015
JAMES COTTRELL
16690 WASHINGTON ST
RIVERSIDE CA 92504

ASMT: 274240014, APN: 274240014
JON CURTIS, ETAL
17261 MARIPOSA AVE
RIVERSIDE, CA. 92504

ASMT: 274230016, APN: 274230016
FELICITA RESANN
16945 CALLE ESPUELA
RIVERSIDE, CA. 92504

ASMT: 274240015, APN: 274240015
PHILLIP FAUST, ETAL
17289 MARIPOSA AVE
RIVERSIDE, CA. 92504

ASMT: 274230017, APN: 274230017
ALEJANDRO GARCIA, ETAL
16920 CALLE ESPUELA DR
RIVERSIDE, CA. 92504

ASMT: 274240016, APN: 274240016
SARA SILVA, ETAL
17305 MARIPOSA AVE
RIVERSIDE, CA. 92504

ASMT: 274240010, APN: 274240010
ANA GAMA
17339 GARDNER AVE
RIVERSIDE, CA. 92504

ASMT: 274240017, APN: 274240017
JOVITA MONGE, ETAL
17323 MARIPOSA AVE
RIVERSIDE, CA. 92504



ASMT: 274240019, APN: 274240019
GLENDA MAHALL, ETAL
17336 MARIPOSA AVE
RIVERSIDE, CA. 92504

ASMT: 274240020, APN: 274240020
ANISSA HERNANDEZ
17362 MARIPOSA AVE
RIVERSIDE, CA. 92504

ASMT: 274240021, APN: 274240021
EDGAR COWARD
3339 HWY 25 N LOT 33B
NORTHPORT WA 99157

ASMT: 274240033, APN: 274240033
VINCENT MURPHY
17333 MARIPOSA AVE
RIVERSIDE CA 92504



8/10/2015 10:50:47 AM

Riverside Transit Agency
1825 3rd Street
Riverside CA 92507

City of Riverside
Attention: Planning Department
3900 Main Street
Riverside, CA 92522

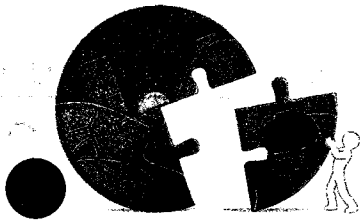
Riverside Unified School District
3380 14th Street
Riverside, CA 92501

Waste Resources Management,
Riverside County
Mail Stop 5950

Western Municipal Water District
14205 Meridian Pkwy
Riverside, CA 92508

Southern California Gas Co.
4495 Howard Avenue
Riverside, CA 92507

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



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.

CZ07843/TR36639
Project Title/Case Numbers

Peter Lange
County Contact Person

(951) 955-1417
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Kevin and Pauline Doan
Project Applicant

3593 Arlington Avenue, Riverside, CA 92506
Address

The project is located easterly of Washington Street, south of Mariposa Avenue, north of Nadina Avenue, and west of Porter Avenue.
Project Location

The Change of Zone proposes to change the project site zoning classification from Residential Agricultural 1 acre minimum to Residential Agricultural 1 acre minimum (R-A-1) and Residential Agricultural 10 acre minimum (R-A-10). Lots 1 through 50 will have a minimum lot size of 1 acre and lots 51 and 52 will have a minimum lot size of 10 acres. The Tentative Tract Map proposes a Schedule "B" division to create 52 residential lots. In addition, the project scope involves an Exception to Ordinance No. 460, Section 3.8.C (lot depth to width ratio) for lots 37, 38, 39, and 40 due to topographical constraints.
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:

- 1. The project WILL have a significant effect on the environment.
- 2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.00 + \$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 NOT adopted.
- 6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, 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

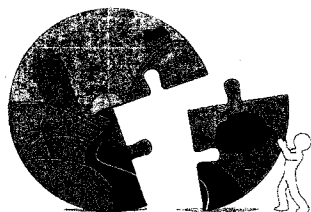
Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 6/04/2015
Y:\Planning Case Files-Riverside office\TR36639\DH-PC-BOS Hearings\DH-PC\CZ7843.TR36639.NOD Form.docx

Please charge deposit fee case#: ZEA42663 ZCFG6043 .

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CZ 7843 and TR 36639

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Peter Lange Title: Project Planner Date: 8/26/2015

Applicant/Project Sponsor: Kevin and Pauline Doan Date Submitted: 1/3/2014

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Peter Lange at 951-955-1417.

Please charge deposit fee case#: ZEA42663 ZCFG 6043

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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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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

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658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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Additional info at www.rctlma.org