

TRACT MAP Tract #: TR31500

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36

SP - CFD FORMATION

MET

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

The applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District. Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicants has agreed to comply with the terms of the Resolution of Formation of the CFD.

30.PLANNING. 37

SP - SCENIC CORRIDOR STBK

NOTAPPLY

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

"Projects located within Planning Areas 8, 13, 14, 16, 17, 19, 23, 27, 29, 30, 31, 31A, 44, and 46 along State Highway 74 will be required to have a fifty-foot (50') structural setback from the highway right-of-way line, as determined by the Transportation Department, Planning Department, RCTC, and CalTrans, for scenic corridor preservation. These projects shall also be required to conform to the streetscape design guidelines of the Ethanac Corridor Design Guidelines."

This condition shall be considered as MET if the implementing project is within these Planning Areas. This condition shall be considered as NOTAPPLY if the implementing project is not within these Planning Areas.

30.PLANNING. 38

SP - COMM/IND LIGHTING

NOTAPPLY

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

"Commercial and industrial projects within Planning Areas

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30.PLANNING. 38            SP - COMM/IND LIGHTING (cont.)            NOTAPPLY

8, 11, 12, 13, 14, 16, 17, 19, 23B, 27, 29, 30, 31, 43, 44 of the Specific Plan adjacent to existing or planned residential areas shall direct lighting away from these residential areas and shall limit nighttime activities which may require or create an additional amount of lighting exposed onto the residential areas. A photometric study shall be required for any commercial projects within these Planning Areas."

This condition can be considered NOTAPPLY if the Planning Department deems the study unnecessary.

30.PLANNING. 39            SP - SCHOOL MITIGATION PUHSD            MET

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

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

30.PLANNING. 40            SP - PA 33A PLANS            MET

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

"Prior to map recordation, planning and construction plans for the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be reviewed and approved by Valley-Wide Recreation and Parks District, Planning Department, and Riverside County Flood Control District. The park plans should be designed and approved concurrently with the plans for the detention basin."

This condition shall be considered as NOTAPPLY if the implementing project is not within a residential project or the project is not required to construct the Briggs Road detention basin.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41

SP - PA 33A CONSTRUCTION

MET

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

"Prior to any residential building permit final inspection, the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be fully installed and operational."

This condition shall be considered as NOTAPPLY if the implementing project is not within a residential project.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1

MAP - CONCEPTUAL PHASE GRADING

RECOMMND

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

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

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

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40. PRIOR TO PHASING (UNITIZATION)

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. 3 EA PHASE 1 STUDY

RECOMMND

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

50.E HEALTH. 4 IND HYGIENE-NOISE REPORT REQ'D

RECOMM

Prior to Map Recordation, a noise study shall be required. For further information, please contact the Office of Industrial Hygiene at (951) 955-8980.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#004-ECS-FUEL MODIFICATION

RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according 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. 1                      MAP-#004-ECS-FUEL MODIFICATION (cont.)                      RECOMMND  
CONSERVATION AGENCY.

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

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

50.FIRE. 3                      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. 3                      MAP SUBMIT PLANS                      RECOMMND

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

50.FLOOD RI. 4                      MAP ONSITE EASE ON FINAL MAP                      RECOMMND

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

50.FLOOD RI. 5                      MAP OFFSITE EASE OR REDESIGN                      RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5                    MAP OFFSITE EASE OR REDESIGN (cont.)                    RECOMMND

property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 6                    MAP WRITTEN PERM FOR GRADING                    RECOMMND

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

50.FLOOD RI. 7                    MAP ENCROACHMENT PERMIT REQ                    RECOMMND

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

50.FLOOD RI. 8                    MAP 3 ITEMS TO ACCEPT FACILITY                    RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the



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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 11 MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned 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 District for review and approval prior to the recordation of the map.

50.FLOOD RI. 12 MAP SUBMIT CLOMR

RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to map recordation.

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL EASEMENT

RECOMMND

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan.

The dedicated easement shall be shown as identified on the Amended No. 2 exhibit which reflects a multi-purpose trail. Said trail shall be either 15 or 18 foot total dedicated easements for trail purposes.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - SP PARK AGENCY REQD

RECOMMND

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



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50.PLANNING. 1                    MAP - SP PARK AGNECY REQD (cont.)                    RECOMMND

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

This condition implements condition 30.PLANNING.17 of the SPECIFIC PLAN.

50.PLANNING. 4                    MAP - SP COMMON AREA MAIN                    RECOMMND

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

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

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

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

This condition implements condition 30.PLANNING.20 of the SPECIFIC PLAN.

50.PLANNING. 5                    MAP - SP CC&R PUB COMN AREA                    RECOMMND

The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the

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50.PLANNING. 5

MAP - SP CC&R PUB COMN AREA (cont.)

RECOMMND

applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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

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

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

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

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50.PLANNING. 5 MAP - SP CC&amp;R PUB COMN AREA (cont.) (cont.) RECOMMND

area' shall be at the sole discretion of the County of Riverside.

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

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

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

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

This condition implements condition 30.PLANNING.21 of the SPECIFIC PLAN.

50.PLANNING. 6 MAP - SP CC&amp;R PRI COMN AREA RECOMMND

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6 MAP - SP CC&R PRI COMM AREA (cont.)

RECOMMND

County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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

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

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

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

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who

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50.PLANNING. 6 MAP - SP CC&R PRI COMN AREA (cont.) (cont.) RECOMMND

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

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

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

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

This condition implements condition 30.PLANNING.22 of the SPECIFIC PLAN.

50.PLANNING. 7 MAP - PREPARE A FINAL MAP RECOMMND

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

50.PLANNING. 8 MAP - FINAL MAP PREPARER RECOMMND

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

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50.PLANNING. 9

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 5000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 10

MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until, Specific Plan No. 260S1, 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 SP.

50.PLANNING. 12

MAP - ANNEX TO PARK DISTRICT

RECOMMND

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

50.PLANNING. 13

MAP - QUIMBY FEES (1)

RECOMMND

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

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50.PLANNING. 13 MAP - QUIMBY FEES (1) (cont.) RECOMMND

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

50.PLANNING. 17 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. 25 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 32 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 37 MAP - ECS LIQUEFACTION 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 the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

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50.PLANNING. 38

MAP - ECS HYDORCOLLAPSE

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 the potential hazard of hydrocollapse (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the potential hazard of hydrocollapse. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 39

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. 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. 1833, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential rockfall."

50.PLANNING. 40

MAP - ECS BLASTING

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 the potential requirement of bedrock blasting for construction purposes. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the potential requirement of bedrock blasting for construction purposes. This blasting may present a potential hazard during site grading/construction. Therefore, mitigation of this potential hazard, in the form of acquiring all necessary blasting permits, conforming to appropriate blasting plans and utilization of only experienced and appropriately licensed blasting contractors is required as



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50.PLANNING. 40 MAP - ECS BLASTING (cont.) RECOMMND

a matter of grading/construction on this site."

50.PLANNING. 41 MAP - ECS OVERSIZED ROCK 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 the production fo oversized rock during grading operations. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the production of oversized rock. All rock greater than 12 inches in size should be placed at least 10 feet below finish grade. If available disposal areas cannot accommodate all oversized rock generated during grading, then alternative methods may be required (crushing for base, rip-rap, crushed to less than 12 inches for fill, etc.)."

50.PLANNING. 44 MAP - PA 33A PLANS RECOMMND

Prior to map recordation, planning and construction plans for the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be reviewed and approved by Valley-Wide Recreation and Parks District, Planning Department, and Riverside County Flood Control District. The park plans should be designed and approved concurrently with the plans for the detention basin.

This Implements Condition of Approval 30.Planning.40.

50.PLANNING. 46 MAP - REGIONAL STUDY REQ. RECOMMND

Prior to Map recordation, the Applicant shall provide Planning with a fully executed Regional Study Agreement between the Applicant and a qualified ethnographic consultant, who shall be chosen by mutual agreement of the Applicant, the County and the Pechanga Tribe. The Agreement must be approved by the County and the Pechanga Tribe prior to submittal to Planning. The Agreement shall discuss the scope of work and contain an appropriate research design needed to develop a regional study of the cultural resources located within the Project boundaries and within a reasonable radius sufficient to document the Traditional Cultural Property (TCP) identified by the

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50.PLANNING. 46                   MAP - REGIONAL STUDY REQ. (cont.)                   RECOMMND

Pechanga Tribe. The reasonable radius shall be determined in consultation with the Pechanga Tribe in order to include all attributes of the TCP as defined by the Tribe. The Regional Study shall be completed in consultation with the Pechanga Tribe, which shall be given at least 20 days to review the Study prior to finalization and submission to the County.

50.PLANNING. 47                   MAP - ECS SHEET CULTURAL                   RECOMMND

An Environmental Constraints Sheet (ECS) shall be prepared for this project. The ECS sheet shall indicate the site contains sensitive cultural resources to be preserved in place and protected in perpetuity within dedicated open space including: CA-RIV-2607, CA-RIV-11897, CA-RIV-11920, CA-RIV-11921, and CA-RIV-7538. The ECS shall show these as "Sensitive Cultural Areas" and not label them individually.

TRANS DEPARTMENT

50.TRANS. 1                   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. 2                   MAP - OFF-SITE INFO                   RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 3                   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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - EASEMENT/SUR (cont.) RECOMMND

addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 4 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Norma Jean Road, and Emperor Road and so noted on the final map.

50.TRANS. 5 MAP - STRIPING PLAN RECOMMND

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

50.TRANS. 6 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. 7 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR30972.

50.TRANS. 8 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within Norma Jean Road, Emperor Road, Sultanas Road, and entry streets "A", "B", and "D". Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

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50.TRANS. 9                      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. 10                     MAP - INTERSECTION/50' TANGENT                     RECOMMND

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

50.TRANS. 11                     MAP - STREETLIGHT PLAN                     RECOMMND

A separate street light plan is required for this project.

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

50.TRANS. 12                     MAP - CORNER CUT-BACK I                     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. 13                     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. 14

MAP - DEDICATION

RECOMMND

Interior streets are designated Local and shall be improved with 36 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk adjacent to the right-of-way line within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

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

Entry streets "A", "B" and "D" are designated Local Entry and shall be improved with 50 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (3' from the right-of-way line) within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (50'/76') (Modified for increased AC pavement improvements from 44' to 46' and increased right-of-way from 50' to 76'.)

NOTE: A 10' landscaped entry median shall be constructed at the centerline of the street.

Norma Jean Road along project boundary from Emperor Road to Paradise Palm Avenue is designated Collector and shall be improved with 44 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/74')

NOTE: A 5' sidewalk shall be constructed 3' from the right-of-way line within the 15' parkway (on the west side) and a 10' multi-purpose trail shall be constructed adjacent to the southerly/easterly right-of-way line within the 15' parkway.

Norma Jean Road along project boundary from Paradise Palm Avenue to northerly tract boundary is a paved County maintained road designated Collector and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (3' from the westerly right-of-way line) within a 59' full-width dedicated right-of-way (between the westerly existing Sultana right-of-way and proposed Norma Jean Road right-of-way) in accordance with County Standard No. 103, Section "A". (44'/59') (Modified for reduced right-of-way from 74' to 59'.)

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - DEDICATION (cont.)

RECOMMND

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 15' parkway.

2. A 10' multi-purpose trail and rail fence, 5' from the curb line shall be constructed as directed by the Director of Transportation.

Allen Avenue from Norma Jean Road to easterly tract boundary is designated Collector and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (3' from the right-of-way line) within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section A. (44'/74')

Sultanas Road from Caltrans maintained SH-74 to 450' northerly is designated Local and shall be improved with 32' full-width AC pavement, (16' east of centerline and 16' west of centerline) with approved centerline alignment to join the existing pavement within the 60' dedicated right-of-way as shown on Amended Exhibit No. 3, page 1A of 1A.

NOTE: Construct transition tapering for acceleration and deceleration lane and join existing AC pavement as approved by the Transportation Department.

50.TRANS. 15 MAP - EXISTING MAINTAINED

RECOMMND

Sultana Road from lot 16 northerly to SH-74 is a paved County maintained road and designated Local Frontage. It shall be improved with 32' full-width AC pavement, 6" concrete curb and gutter, and 10' multi-purpose trail, and 6' high concrete block wall within a 63' full-width dedicated right-of-way (as shown on Amended Exhibit No. 7) in accordance with County Standard No. 107, Section "A". (32'/63') (Modified for reduced AC pavement from 34' to 32' and increased right-of-way from 52' to 63'.)

NOTE: 1. A 6' concrete block wall, 3' from the curb line, and a 10' multi-purpose trail 6' from the curb line, shall be constructed within the westerly 21' parkway.

2. A fire truck turnaround shall be constructed 150' north of Areca Palm Drive per Fire Department requirements.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15                      MAP - EXISTING MAINTAINED (cont.)                      RECOMMND

3. No access shall be permitted from Sultanas Road to SH-74 and a barricade shall be constructed.

50.TRANS. 16                      MAP - PART-WIDTH                      RECOMMND

Emperor Road along project boundary is designated as a collector road and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter and 5' sidewalk, within a 52' part-width dedicated right-of-way (37' on project side and 15' minimum on opposite side of the centerline) in accordance with County Standard No. 103, Section "A".

NOTE: A 5' sidewalk shall be constructed 3' from the right-of-way line within the 15' parkway.

Norma Jean Road from the northern tract boundary to SH-74 is a paved County maintained road designated as a collector road and shall be improved with 34' part-width AC pavement, (22' on the east side of the centerline and 12' on the west side of the centerline), 6" concrete curb and gutter on east side of the centerline, within a 52' part-width dedicated right-of-way (22' east of the centerline and 30' west of the centerline), in accordance with County Standard No. 103, Section "A" and as determined by the Transportation Department. (Modified for reduced right-of-way from 74' to 52'.)

50.TRANS. 17                      MAP - OFF-SITE ACCESS 2                      RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17                    MAP - OFF-SITE ACCESS 2 (cont.)                    RECOMMND

Said off-site access road shall be the northerly extension of Emperor Road to a paved "Caltrans" maintained SH-74.

50.TRANS. 18                    MAP - TS/DESIGN                    RECOMMND

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

Signals not eligible for fee credit:

Sultanas Road/Norma Jean Road (NS) at SR-74 (EW)

or as approved by the Transportation Department.

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

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

50.TRANS. 19                    MAP - TS/GEOMETRICS                    RECOMMND

The intersection of Sultanas Road/Norma Jean Road (NS) at SR-74 (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane  
Southbound: one left turn lane, one through lane  
Eastbound: one left-turn lane, two through lanes  
Westbound: one left-turn lane, two through lanes, one right turn lane

The intersection of Emperor Road (NS) at SR-74 (EW) shall be improved to provide the following geometrics:

Northbound: one right turn lane  
Southbound: N/A  
Eastbound: two through lanes, one right turn lane  
Westbound: two through lanes

NOTE: At this intersection, Emperor Road will be restricted to right-in/right-out access. Appropriate channelization shall be provided by the project proponent.

The intersection of Emperor Road (NS) at Project Access



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50. PRIOR TO MAP RECORDATION

50.TRANS. 19

MAP - TS/GEOMETRICS (cont.)

RECOMMND

(EW) shall be improved to provide the following geometrics:

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

The intersection of Project Access (NS) at Norma Jean Road (EW) shall be improved to provide the following geometrics:

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

The intersection of Norma Jean Road (NS) at Areca Palm Drive (EW) shall be improved to provide the following geometrics:

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

The intersection of Norma Jean Road (NS) at Paradise Palm Avenue (EW) shall be improved to provide the following geometrics:

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

The intersection of Norma Jean Road (NS) at Project Access (EW) shall be improved to provide the following geometrics:

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

The intersection of Norma Jean Road (NS) at Allen Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one through lane

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19                      MAP - TS/GEOMETRICS (cont.) (cont.)                      RECOMMND

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

or as approved by the Transportation Department.

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

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

50.TRANS. 20                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

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

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located on Sultanas Road at intersection of SR-74.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20                      MAP - ANNEX L&LMD/OTHER DIST (cont.)                      RECOMMND

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. 21                      MAP - CONSTRUCT RAMP                      RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP - NPDES/SWPPP                      RECOMMND

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

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                    MAP - GRADING SECURITY                    RECOMMND

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

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

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

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

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

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

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

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

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

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6                    MAP - DRNAGE DESIGN Q100 (cont.)                    RECOMMND

regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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

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

60.BS GRADE. 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 and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12                    MAP - PRE-CONSTRUCTION MTG                    RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12                    MAP - PRE-CONSTRUCTION MTG (cont.)                    RECOMMND

schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13                    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. 14                    MAP - SWPPP REVIEW                    RECOMMND

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

EPD DEPARTMENT

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

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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 EPD - MITIGATION CREDITS (cont.)

RECOMMND

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. 4 EPD - TEMPORARY FENCING

RECOMMND

The areas mapped as "Riparian" and "Riverine and our outside of the mapped project footprint on Exhibit 5 of the document entitled "Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis For Impacts to Riparian/Riverine Areas," dated November 3 2014 and prepared by Glenn Lukos Associates, Inc., will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. The only Riparian/Riverine areas that will not be fenced are those that have been proposed for disturbance and accounted for in the DBESP for the project dated November 3 2014. Installation of fencing and signage must be verified by EPD personnel in the field prior to the issuance of a grading permit.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION

RECOMMND

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

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

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE



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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1                      MAP CONSTRUCT MDP LINE 4                      RECOMMND

Tract 31500 shall construct Homeland MDP Line 4. This facility shall be designed and constructed to collect storm runoff from the existing golf course at the east side of Emperor Road and convey these flows into the Briggs Road Basin. All easements and/or right of way necessary for the District to operate and maintain this facility, including access to the inlet, shall be dedicated or acquired by the developer to the satisfaction of the District. An encroachment permit will be required if the construction of the Briggs Road Basin is complete and it is a District maintained facility.

60.FLOOD RI. 2                      MAP LOTS 26-31                      RECOMMND

No residential housing units shall be allowed on these lots without prior approval of the District and County Planning. These lots serve as an interim basin with an inlet. Offsite storm runoff is collected within this basin. Until such time as upstream drainage facilities or other development(s) completely eliminates the need for this interim basin, these lots shall not be allowed to develop.

60.FLOOD RI. 3                      MAP SUBMIT PLANS                      RECOMMND

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

60.FLOOD RI. 4                      MAP EROS CNTRL AFTER RGH GRAD                      RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4                    MAP EROS CNTRL AFTER RGH GRAD (cont.)                    RECOMMND

facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 5                    MAP OFFSITE EASE OR REDESIGN                    RECOMMND

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

60.FLOOD RI. 6                    MAP ENCROACHMENT PERMIT REQ                    RECOMMND

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

60.FLOOD RI. 7                    MAP PHASING                    RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows. Each phase shall provide the required water quality mitigation.

60.FLOOD RI. 8                    MAP ADP FEES                    RECOMMND

Tract 31500 is located within the limits of the Line A sub-watershed of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 9                    MAP SUBMIT FINAL WQMP                    INEFFECT

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

60.FLOOD RI. 10                  MAP SUBMIT CLOMR                    RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of grading permits.

PARKS DEPARTMENT

60.PARKS. 1                    MAP - TRAILS PLAN                    RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail as follows with all topography, grading, cross-sections, signage, fencing, street crossings and under crossings and all landscaping. The applicant shall arrange for an inspection of the constructed trail upon trail completion with the Riverside County Regional Open-Space and Park District.

PLANNING DEPARTMENT

60.PLANNING. 2                  MAP - SECTION 1601/1603 PERMIT                  NOTAPPLY

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. 3                  MAP - SECTION 404 PERMIT                    NOTAPPLY

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 MAP - SECTION 404 PERMIT (cont.)

NOTAPPLY

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.

60.PLANNING. 4 MAP - SP ARCHAEO M/M PROGRAM

RECOMMND

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

This condition implements condition 30.PLANNING.23 of the SPECIFIC PLAN.

60.PLANNING. 5 MAP - SP PALEON M/M PROGRAM

RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5                    MAP - SP PALEON M/M PROGRAM (cont.)                    RECOMMND

paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

This condition implements condition 30.PLANNING.24 of the SPECIFIC PLAN.

60.PLANNING. 9                    MAP - SP SKR FEE CONDITION                    RECOMMND

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, the applicant shall comply with the provisions of iverside 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 53.3 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.

This condition implements 30.PLANNING.28 of the SPECIFIC PLAN.

60.PLANNING. 19                    MAP\*- AGENCY CLEARANCE                    RECOMMND

A clearance letter from \_\_\_ shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated \_\_\_, summarized as follows:

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60. PRIOR TO GRADING PRMT ISSUANCE

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. 22 MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 31 MAP - PALEONTOLOGIST REQUIRED

RECOMMND

Because the subject parcel is designated as HIGH B for paleontological resources, the land divider/permit holder shall retain a qualified paleontologist for monitoring and mitigation services. The developer shall submit a copy of a fully executed contract, including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. A pre-grade meeting between the paleontologist and the excavation and grading contractor shall be held. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 32 GEN - CULTURAL RESOURCES PROFE

RECOMMND

As a result of information contained within archaeological study PD-A-4237, prepared by Archaeological Associates in May 2007, it has been determined that the project is sensitive for prehistoric archaeological deposits, and that archeological monitoring is required.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 32

GEN - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal monitors. 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 Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, facilitate tribal consultation, and potential recovery of cultural resources in coordination with the tribal monitor.

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

NOTE:

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

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

60.PLANNING. 34

GEN - TRIBAL MONITORING

RECOMMND

As a result of information submitted by the Pechanga Band of Luiseno Indians, it has been determined that tribal monitoring is required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the Pechanga Band of Luiseno Mission Indians. This group shall be known as the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 34

GEN - TRIBAL MONITORING (cont.)

RECOMMND

Tribal Monitor for this project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, conduct tribal consultation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

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

NOTE:

1) The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The tribal monitor is responsible only to the Tribe for consultation purposes.

2) Tribal monitoring does not replace any required archaeological resources monitoring, but rather serves as a supplement for consultation and advisory purposes for the Tribe's interests only.

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

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

5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 34 GEN - TRIBAL MONITORING (cont.) (cont.) RECOMMND

submitted to the Riverside County Planning Department.  
Should curation be preferred, the developer/permit holder  
is responsible for all costs.

60.PLANNING. 35 MAP- MM 2.5 RECOMMND

Prior to issuance of grading permits, a seismic refraction  
survey shall be conducted to evaluate the rippability  
characteristics of the bedrock on-site indicating the  
approximate rippability of the bedrock materials at various  
depths for grading purposes.

60.PLANNING. 36 MAP- MM 6.7 RECOMMND

Prior to grading permit issuance, the Project Applicant  
shall provide documentation to the Riverside County  
Planning Department indicating that a pedestrian network  
design shall be implemented that promotes non-vehicular  
modes of transportation.

60.PLANNING. 37 MAP- MM 6.9 RECOMMND

Prior to building permit issuance, the Project Applicant  
provide documentation to the Riverside County Planning  
Department that the Project shall implement a water  
conservation strategy that will obtain a 20% reduction for  
indoor/outdoor water use as compared to year 2010 Title 24  
requirements.

60.PLANNING. 38 MAP - CULT. SENSITIVITY TRAIN RECOMMND

The County certified Archaeologist and Native American  
monitor shall attend the pre-grading meeting with the  
contractors to provide Cultural Sensitivity Training for  
all Construction Personnel. This shall include the  
procedures to be followed during ground disturbance in  
sensitive areas and protocols that apply in the event that  
unanticipated resources are discovered.

This is a mandatory training and all construction  
personnel must attend prior to beginning work on the  
project site. A sign-in sheet for attendees of this  
training shall be included in the Phase IV Monitoring  
Report.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 40            MAP - CA-RIV-7530

RECOMMND

PRIOR TO GRADING APPROVAL THE PROJECT APPLICANT, COUNTY PLANNING DEPARTMENT AND THE PECHANGA TRIBE SHALL DETERMINE THE ULTIMATE DISPOSITION FOR THIS SITE. ALL EFFORTS WILL BE MADE TO AVOID AND PRESERVE THIS SITE. IN THE EVENT THAT THIS SITE CANNOT BE AVOIDED, THE APPLICANT AGREES TO RELOCATE THE SITE WITHIN PREVIOUSLY DESIGNATED OPEN SPACE WITHIN TR30972, PROPERTY CONTIGUOUS TO THE SOUTH OF TR31500.

60.PLANNING. 41            MAP - FEATURE RELOCATION

RECOMMND

- Sites CA-RIV-7529, 11898, 11899, 11900, 11901, and 11902 cannot be avoided through Project redesign. Prior to any ground disturbance in these areas, the Project Supervisor, Project Archaeologist and the Tribe shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to start, any visible artifacts shall be recovered and recorded using professional archaeological methods. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature.

Special Studies Analysis shall be completed for each bedrock milling feature that cannot be relocated. Specimens will be submitted to an appropriate facility for analysis of protein residues. The results of these studies shall be included in the Phase IV Monitoring Report.

60.PLANNING. 43            MAP - TEMPORARY FENCING

RECOMMND

Prior to any ground disturbing activities within 100' of the current boundaries of CA-RIV-11920, CA-RIV-11921 and CA-RIV- 7538, the Applicant shall prepare a temporary fencing plan in consultation with a County approved archaeologist and the Pechanga Tribe. 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 and Tribal Monitor prior to commencement of grading or brushing and be removed only after grading operations have been completed.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

MAP - TS/CREDIT/REIMBURSEMENT

RECOMMND

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

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

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

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1

MAP - PHASE IV CULTURAL REPORT

RECOMMND

Phase IV Report -Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted 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 report shall include results of the Residue Analysis as well as include evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting. In addition to the County, a copy of the final report shall be provided to the Pechanga Tribe and to the Eastern Information Center.

70.PLANNING. 3

MAP - PRESERVATION PLAN

RECOMMND

Prior to the issuance of Building Permits, the Applicant, County Archaeologist and the Pechanga Tribe shall develop a Preservation Plan for the long term care and maintenance of CA-RIV-2607, CA-RIV-11897, CA-RIV-7538, CA-RIV-11920, CA-RIV-11921 and all of the bedrock milling

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70. PRIOR TO GRADING FINAL INSPECT

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

features relocated to the open space within Tract 30972. The plan shall indicate at a minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long term maintenance, appropriate protocols, monitoring by the Tribe and compensation for services if appropriate; and necessary emergency protocols. The Project applicant shall submit a fully executed copy of this preservation and maintenance plan to the County Archaeologist to ensure compliance.

70.PLANNING. 4                    MAP - CURATION                    RECOMMND

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts to the Pechanga Tribe of Luiseno Indians and provide the Riverside County Archaeologist with evidence of same.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

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

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

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

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

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2                      MAP-RESIDENTIAL FIRE SPRINKLER (cont.)                      RECOMMND

East County- Palm Desert Office 760-863-8886

FLOOD RI DEPARTMENT

80.FLOOD RI. 1                      MAP CONSTRUCT MDP LINE 4                      RECOMMND

Tract 31500 shall construct Homeland MDP Line 4. This facility shall be designed and constructed to collect storm runoff from the existing golf course at the east side of Emperor Road and convey these flows into the Briggs Road Basin. All easements and/or right of way necessary for the District to operate and maintain this facility, including access to the inlet, shall be dedicated or acquired by the developer to the satisfaction of the District. An encroachment permit will be required if the construction of the Briggs Road Basin is complete and it is a District maintained facility.

80.FLOOD RI. 2                      MAP LOTS 26-31                      RECOMMND

No residential housing units shall be allowed on these lots without prior approval of the District and County Planning. These lots serve as an interim basin with an inlet. Offsite storm runoff is collected within this basin. Until such time as upstream drainage facilities or other development(s) completely eliminates the need for this interim basin, these lots shall not be allowed to develop.

80.FLOOD RI. 3                      MAP SUBMIT PLANS                      RECOMMND

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

80.FLOOD RI. 4                      MAP ADP FEES                      RECOMMND

Tract 31500 is located within the limits of the Line A sub-watershed of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4                    MAP ADP FEES (cont.)                    RECOMMND

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI. 5                    MAP SUBMIT FINAL WQMP                    RECOMMND

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

80.FLOOD RI. 6                    MAP SUBMIT CLOMR                    RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of building permits.

PLANNING DEPARTMENT

80.PLANNING. 4                    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. 5                    MAP - FRONT YARD LANDSCAPING                    RECOMMND

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

80.PLANNING. 6                    MAP - UNDERGROUND UTILITIES                    RECOMMND

All utility extensions within a lot shall be placed underground.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12            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. 15            MAP - ACOUSTICAL STUDY            RECOMMND

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

80.PLANNING. 17            MAP - SUBMIT BUILDING PLANS            RECOMMND

The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

80.PLANNING. 18            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. 20            MAP - FNL SITE DEV PLOT 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



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - FNL SITE DEV PLOT PLAN (cont.)

RECOMMND

plan and shall conform to the Design and Landscape Guidelines for the SPECIFIC PLAN.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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. 21 MAP - LANDSCAPE PLOT PLAN

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation 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, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 MAP - LANDSCAPE PLOT PLAN (cont.)

RECOMMND

The proposal is located within the Valley-Wide Recreation and Park District thus prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the they have approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.
5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.
6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.
7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21            MAP - LANDSCAPE PLOT PLAN (cont.) (cont.)            RECOMMND

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

80.PLANNING. 22            MAP - WALLS/FENCING PLOT PLAN            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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 MAP - WALLS/FENCING PLOT PLAN (cont.)

RECOMMND

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.

1. 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.

2. 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.

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 WALL/FENCING PLAN condition of approval shall be cleared individually.

80.PLANNING. 24 MAP - MODEL HOME COMPLEX

RECOMMND

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24                    MAP - MODEL HOME COMPLEX (cont.)                    RECOMMND

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. 26                    MAP - PA 33A CONSTRUCTION                    RECOMMND

Prior to any residential building permit final inspection, the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be fully installed and operational.

This implements Condition of Approval 30.Planning.41.

80.PLANNING. 27                    MAP- MM 6.8                    RECOMMND

Prior to building permit issuance, the Project Applicant shall submit a Title 24 Compliance Report to the Riverside County Planning Department indicating that the Project shall exceed year 2010 Title 24 energy requirement by 20%.

80.PLANNING. 28                    MAP- MM 7.6                    RECOMMND

As development occurs within the floodplain, the alteration of the floodplain must also be determined under developed conditions, and a Conditional Letter of Map Revision (CLOMR) shall be issued by the Federal Emergency Management Agency (FEMA) prior to building permit issuance.

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80.PLANNING. 29                    MAP- MM 5.2

RECOMMND

Residential uses along Emperor Road or McLaughlin Road/Norma Jean Road may experience noise levels over 65 CNEL without some form of mitigation. In order to ensure that noise levels on-site achieve Riverside County's interior and exterior noise thresholds, five- to six-foot tall noise barriers shall be constructed between proposed residential uses on-site and abutting segments of Emperor Road and McLaughlin Road/Norma Jean Road, as follows:

- "Lots 15 through 28: 5.0 ft
- "Lots 60 through 69: 6.0 ft
- "Lots 137 through 156: 6.0 ft
- "Lots 176 through 182: 6.0 ft
- "Lots 183 through 191: 5.0 ft

Prior to the issuance of building permits, the County Building and Safety Department shall review proposed architecture plans to ensure that the walls are identified on Project plans. The required noise barriers may consist of a wall, a berm, or a combination of the two. The noise barriers shall have a surface density of at least 3.5 pounds per square foot, and shall have no openings or gaps.

The wall may be constructed of masonry block; stucco veneer over wood framing (or foam core); one-inch thick tongue and groove wood of sufficient weight per square foot; or glass (1/4 inch thick), or other transparent material with sufficient weight per square foot

80.PLANNING. 30                    MAP- MM 5.4

RECOMMND

Prior to the issuance of building permits, the County Building and Safety Department shall review proposed architecture plans to ensure that Lots 15-28, 60-69, 137-156, and 176-191 of TR31500 are provided with enhanced interior noise protection. The enhanced interior noise protection shall include the following for Lots 15-28, 60-69, 137-156, and 176-191:

- "Mechanical ventilation system (i.e., air conditioning units);
- "Upgraded windows and sliding glass doors with a minimum STC rating of 25 for all first floor windows and sliding glass doors facing Emperor Road or Norma Jean Road;
- "Upgraded windows and sliding glass doors with a minimum STC rating of 26 and 28 for all second floor windows and sliding glass doors facing Emperor Road or Norma Jean Road, respectively;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30                    MAP- MM 5.4 (cont.)                    RECOMMND

"Where attic vents directly face Norma Jean Road or Emperor Road, acoustical baffles shall be required;  
"All exterior windows, doors, and sliding glass doors shall have a positive seal and leaks/cracks shall be kept to a minimum.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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.

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

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

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

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

1. Precise grade inspection.

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

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

2. Completion of drainage swales, berms and required 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



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

certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

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

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 1                    MAP D/S FACILITIES FUNCTIONAL                    RECOMMND

Unless otherwise approved by the District, no occupancy shall be permitted within any portion of Tract 31500 until the downstream drainage facilities (Briggs Road Basin and Romoland MDP Line A) are substantially complete.

90.FLOOD RI. 2                    MAP BMP - EDUCATION                    RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.rcflood.org](http://www.rcflood.org), e-mail [fcnpdes@rcflood.org](mailto:fcnpdes@rcflood.org), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2                    MAP BMP - EDUCATION (cont.)                    RECOMMND

order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3                    MAP IMPLEMENT WQMP                    RECOMMND

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

90.FLOOD RI. 4                    MAP FACILITY COMPLETION                    RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance unless otherwise approved by the District.

90.FLOOD RI. 5                    MAP SUBMIT LOMR                    RECOMMND

A Letter of Map Revision (LOMR) shall be obtained from FEMA for all lots impacted by a FEMA floodplain prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1                    MAP - BLOCK WALL ANTIGRAFFITI                    RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6                    MAP - QUIMBY FEES (2)                    RECOMMND

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

90.PLANNING. 7                    MAP - CONCRETE DRIVEWAYS                    RECOMMND

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

90.PLANNING. 8                    MAP - FENCING COMPLIANCE                    RECOMMND

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

90.PLANNING. 9                    MAP - ROOF RUN-OFF DISCHARGE                    RECOMMND

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

90.PLANNING. 13                    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 53.3 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13           MAP - SKR FEE CONDITION (cont.)           RECOMMND

appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 15           MAP- ROLL-UP GARAGE DOORS           RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 17           MAP - PALEO MONITORING REPORT           RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist one paper copy and two (2) CD copies of the Paleontology Monitoring report. This report shall be certified by a professionally-qualified paleontologist listed on the County's Paleontology Consultant List.

90.PLANNING. 18           GEN - CULTURAL RESOURCES RPT           RECOMMND

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

90.PLANNING. 19           MAP- MM 5.7           RECOMMND

Prior to building permit final inspection for Lots 15-28, 60-69, 137-156, or 176-191 of TR31500, an interior noise analysis shall be prepared demonstrating compliance with the County's interior noise standard of 45 Ldn. The interior noise analysis shall evaluate proposed building materials to determine whether special architectural design measures are necessary to achieve the required interior noise level reductions. Special architectural measures may include, but are not limited to, glazing (e.g., dual-paned windows), insulation, roof material, caulking standards, or other measures as recommended by the acoustical engineer. All requirements of the future interior noise analysis shall be reflected on the building plans.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20

MAP - REGIONAL STUDY SUBMITTAL

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall provide Planning with two (2) copies of the completed Regional Study. The study shall comply with all County requirements for such documents. Planning shall review the study to determine its completeness and to confirm that adequate consultation with the Pechanga Tribe and any other historic society/group has been completed and appropriately addressed. Upon confirming that the Regional Study is adequate, Planning shall clear this condition. The developer/permit holder is responsible for submitting final copies of the Regional Study to the Eastern Information Center and the Pechanga Tribe.

TRANS DEPARTMENT

90.TRANS. 1

MAP - TS/INSTALLATION

RECOMMND

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

Signals not eligible for fee credit:

Sultanas Road/Norma Jean Road (NS) at SR-74 (EW)

or as approved by the Transportation Department.

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

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

90.TRANS. 2

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

MAP - 80% COMPLETION (cont.)

RECOMMND

improvement plans and as noted elsewhere in these conditions.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3                      MAP - WRCOG TUMF                      RECOMMND

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

90.TRANS. 4                      MAP - STREET LIGHTS INSTALL                      RECOMMND

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

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

90.TRANS. 5                      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. 6                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located on Sultanas Road at intersection of SR-74.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

90.TRANS. 7 MAP - LANDSCAPING

RECOMMND

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

Landscaping shall be improved within Norma Jean Road, Emperor Road, Sultanas Road, and entry streets "A", "B", and "D".

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL CONSTRUCTION

RECOMMND

Prior to the issuance of the 107th building permit, the applicant shall construct the trail as identified on the trails plan.

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PA 20 Park Plans

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 1,260th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated



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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 1            SP - PA 20 Park Plans (cont.)            NOTAPPLY

as Planning Area 20. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 20 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

PA 20 is currently owned by EDA and EDA will be the lead agency on preparing the plans.

100.PLANNING. 2            SP - PA 20 Park Construction            NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 1,435th building permit within the SPECIFIC PLAN, the park designated as Planning Area 20 shall be constructed and fully operable.

PA 20 is currently owned by EDA and park construction will be coordinated through EDA.

100.PLANNING. 3            SP - PA 10 Park Plans            NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 1,000th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 10. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 10 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4            SP - PA 10 Park Construction            NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 1,200th building permit within the SPECIFIC PLAN, the park designated as Planning Area 10

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 4 SP - PA 10 Park Construction (cont.)

NOTAPPLY

shall be constructed and fully operable.

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

DATE: November 21, 2007

TO:

Transportation Dept.-Jim Knutson  
Environmental Health Dept.  
Flood Control Dist.  
Fire Department  
Dept. of Bldg. & Safety (Grading)

Dept. of Bldg. & Safety (Plichk)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator-J. Jolliffe

**TENTATIVE TRACT MAP NO. 31500, AMENDED NO. 2 – EA39357 – Applicant: Stonegate Development – Engineer/Representative: David Jeffers Consulting Inc. – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre) - Highway 79 Policy Area – Location: Southerly of Highway 74, West of Sultanas Road, East of Emperor Road and North of McLaughlin Road. – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area No. 32 & Planning Area No. 33B – **REQUEST:** Proposal for a Schedule A subdivision of 53.3 acres into 214 residential lots with minimum lot size of 5,000 square feet, two open space lots for a park, and one lot for a linear paseo – APN(s): 459-020-004, 459-020-006 and 459-020-046 through 459-020-053– Related Cases: N/A – Concurrent Cases: TR30972, SP00260A2**

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on December 13, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. 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 agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Russell Brady**, Project Planner, at **(951) 955-1888** or email at [rbrady@RCTLMA.org](mailto:rbrady@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**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: May 20, 2008

TO:

Transportation Dept.-Jim Knutson  
Environmental Health Dept.  
Flood Control Dist.  
Fire Department  
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator-J. Jolliffe  
Archeology

**TENTATIVE TRACT MAP NO. 31500, AMENDED NO. 4 – EA39357 – Applicant: Stonegate Development – Engineer/Representative: David Jeffers Consulting Inc. – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) - Highway 79 Policy Area – Location: Southerly of Highway 74, Westerly of Sultanas Road, Easterly of Emperor Road and Northerly of McLaughlin Road. – 53.3 Acres - Zoning: Specific Plan No. 260, Planning Area No. 32 & Planning Area No. 33B – **REQUEST:** The Tract Map is a Schedule A subdivision of 53.3 acres into 215 residential lots with a minimum lot size of 5,000 square feet and eleven (11) open space lots – APN(s): 459-020-004, 459-020-006 and 459-020-046 through 459-020-053– Related Cases: TR30972 – Concurrent Cases: SP00260A2**

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on June 12, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. 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 agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Russell Brady**, Project Planner, at (951) 955-1888 or email at [rbrady@RCTLMA.org](mailto:rbrady@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**  
**6th CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: February 2, 2011

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Dept of Public Health – Ind. Hygiene  
Riv. Co. Flood Control District

Riv. Co. Fire Dept.  
Riv. Co. Dept. of Building & Safety – Grading  
Riv. Co. Dept. of Building & Safety–Plan Check  
Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.  
P.D.. Geology Section-D. Jones  
P.D. Landscaping Section-R Dyo  
P.D. Archeologist

**TENTATIVE TRACT MAP NO. 31500, AMENDED NO. 5 – EA39357 – Applicant: Lansing Industries, Inc. – Engineer/Representative: ACS Consulting Services – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) - Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road and northerly of McLaughlin Road. – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area No. 32 & Planning Area No. 33B – **REQUEST:** The Tract Map proposes a Schedule A subdivision of 53.3 acres into 215 residential lots with a minimum lot size of 5,000 square feet and eleven (11) open space lots – APN(s): 459-020-004, 459-020-006 and 459-020-046 through 459-020-053– Related Cases: TR30972 Concurrent Cases: SP00260S1**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **March 3, 2011 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Wendell Bugtai, Project Planner**, at (951) 955-2419, or e-mail at **WBUGTAI@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**  
**7th CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: August 15, 2011

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Dept of Public Health – Ind. Hygiene  
Riv. Co. Flood Control District

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

P.D.. Geology Section-D. Jones  
P.D. Landscaping Section-R Dyo  
P.D. Archeologist

**TENTATIVE TRACT MAP NO. 31500, AMENDED NO. 6** – EA39357 – Applicant: Stonestar Riverside, LLC – Engineer/Representative: ACS Consulting Services – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) - Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road and northerly of McLaughlin Road – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B – **REQUEST:** The Tract Map is a "Schedule A" subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 5,000 square feet and ten (10) open space lots totaling approximately 5.59 acres – APN(s): 459-020-004, 459-020-006 and 459-020-046 through 459-020-053 – Related Case: TR30972 Concurrent Case: SP00260S1.

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **September 15, 2011 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Wendell Bugtai, Project Planner**, at (951) 955-2419, or e-mail at **WBUGTAI@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**  
**9th CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: October 22, 2014

**TO:**

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

Riv. Co. Dept. of Building & Safety – Grading  
Riv. Co. Dept. of Building & Safety- Plan Chck  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Division

P.D. Geology Section-D. Jones  
P.D. Landscaping Section-Hughes  
P.D. Archeologist

**TENTATIVE TRACT MAP NO. 31500, AMENDED NO. 7 – EA39357 – Applicant: Stonestar Riverside, LLC – Engineer/Representative: ACS Consulting Services – Fifth/Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD: MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A1 - Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road and northerly of McLaughlin Road – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B – **REQUEST:** The Tract Map is a “Schedule A” subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 5,000 square feet and ten (10) open space lots totaling approximately 5.59 acres – APN(s): 459-020-004, 459-020-006 and 459-020-046 through 459-020-053. **NOTE: LMS shows 9 routes, the 8<sup>th</sup> was an error. Please use route 9 for Amd. No. 7.****

This project has only been revised slightly to respond to Planning and as such, there will be no LDC meeting or comment period. The amended number has stayed the same but the date has changed. Please update your files accordingly.

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

**COMMENTS:**

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

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

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

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

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

DATE: February 2, 2015

TO

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

Riv. Co. Fire Dept.  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Landscaping Section-Mark Hughes

**TENTATIVE TRACT MAP NO. 31500, AMENDED NO. 9** – EA39357 – Applicant: Stonestar Riverside, LLC – Engineer/Representative: ACS Consulting Services – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD: MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A1 - Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road and northerly of McLaughlin Road – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B – **REQUEST:** The Tract Map is a "Schedule A" subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 square feet and twelve (12) open space lots totaling approximately acres 6.74 – APN(s): 459-020-070, 459-020-068.

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on February**. 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, EPD, FLOOD**

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

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

**COMMENTS:**

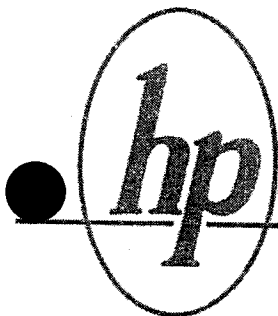
DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

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

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

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





## HIGHLAND PALMS

Senior Estates and Country Club, Inc.  
30777 Butia Palms Ave., Homeland, CA 92548



Phone (951) 926-3952  
Fax (951) 926-4365

14 Sept., 2015

Mr. Matt Straite  
Riverside County Planning Department  
P.O. Box 1409  
Riverside CA 92502-1409

Dear Mr. Straite,

The residents and Board of Directors of the Homeowners Association of Highland Palms Senior Estates & Country Club Inc. have some concerns regarding the development by Emperor North/Stone Star Riverside LLC, County Case No. SP 00260S1.

Our principal concerns are that we believe the development as presented in the most recent tract map would lead to increases in both traffic and crime.

As a senior community, most of our residents are retired and many use golf carts to get to and from our golf course. However, the only access to the course is via on Paradise Palm Ave. and Sultanas Rd. As presently designed, the main western entrance to the Highland Palms will be on Paradise Palm, across Sultanas, to Norma Jean Rd.

Since Norma Jean also will be a main entrance to the Stone Star development, and will run through to Briggs. Rd., we believe there will create safety hazard to seniors by the increased traffic from the Stone Star development through Highland Palms, particularly since the nearest traffic signals permitting safe access to the heavily traveled Highway 74 will be at Briggs to the west and Leon Rd. which is just east of Highland Palms. For the safety of all residents of both the Stone Star and the Highland Palms developments, we also urge the county to install a traffic signal at the intersection of Norma Jean and Highway 74

Also, we believe this easier access to Highland Palms that is likely to result in increased crime and vandalism in Highland Palms, especially since the Stone Star development will not be age restricted and thus will increase the number of juveniles residing in the area. We already have a significant problem with juveniles climbing the fences into the golf course and/or the adjacent RV storage lot, to engage in petty theft and vandalism.

As an alternative, we recommend moving the west entrance to Highland Palms north to the intersection of Sultanas and Areca Palm Dr. and closing the opening at Paradise Palm.

If you have any questions, please feel free to call me or HOA President John Rider. I can be reached at (818) 326-0195 and John's home number is (951) 926-8983.

Sincerely,

Kearney Bothwell

Vice President

Homeowner's Association



March 3, 2011

TO: Wendell Bugtai, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

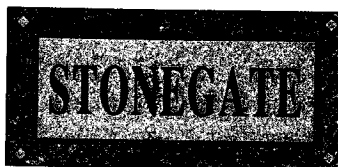
RE: Tentative Tract Map No. 31500, AMD. No. 5

A noise study is required to address requirements for determining traffic noise impacts to exterior of the lots and to the interior of the future residences. A noise study will be required for the tentative tract map.

Noise standards to be addressed:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard for highways and major roads shall be used for determining the maximum future noise level," or, in the case of freeways and airports, the estimated conditions 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn/CNEL.
3. The exterior noise level shall not exceed 65 Ldn/CNEL.
4. Required Noise Prediction Model - Traffic Noise: FHWA RD 77-108 Highway
3. Our Department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above).
4. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

Please contact Steve Hinde if you have any questions.



February 16, 2006

Mr. George Canning  
30777 Butia Palms Ave.  
Homeland, CA 92630

cc: Supervisor Marion Ashley, Highland Palms Home Owners Association and  
Highland Palms Development Review Committee

Dear Mr. Canning:

This letter is intended to schedule a project presentation summarizing the results of collaboration between representatives of Supervisor Marion Ashley and county staff, the Highland Palms Mobile Home Estates and Stonegate Development.

Please contact Amber Wiens at (951) 415-6170 with your availability to schedule our final meeting.

We appreciate your willingness to work so diligently with our team during the past year. Through our efforts, the following is a list of promises made by Stonegate Development to the Highland Palms community to mitigate any impacts to the existing community:

1. At the Boards' request, on November 29, 2004, Stonegate made a formal presentation to the Highland Palms community before beginning negotiations with the land-use sub-committee and HOA Board.
2. Stonegate agreed to work with Highland Palms in conjunction with Riverside County transportation officials, Supervisor Ashley's office and adjacent developers/land owners. Subsequent meetings took place on Dec. 29, 2004, March 23, 2005, May 31, 2005 and Nov. 2, 2005.
3. Stonegate agreed to study and propose six alternatives from Highland Palms' list of requests for the realignment of Sultanas Road.

4. Stonegate agreed to contact and work with adjacent property owners in the redesign of Emperor Village and Sultanas Road to be sure they were comfortable with the realignment of Sultanas Road.
5. Stonegate presented six alternatives to the Highland Palms sub-committee after consulting with affected county agencies and property owners. Stonegate provided pros and cons for each of the choices based on professional expertise.
6. Once the alternative was decided, Stonegate agreed to work out the details with Highland Palms and redesign the Emperor Village map to accommodate the new alignment.
7. Stonegate will construct a frontage road and block wall on the east side of Sultanas Road at Highland Palms' request to mitigate noise and traffic concerns.
8. Stonegate agreed to provide signage into the Highland Palms community.
9. Stonegate agreed to round off the block wall at the Sultanas/Hwy 74 intersection.
10. Stonegate agreed to look at the electric pole and Allen Road center lines and will relocate if necessary.
11. Stonegate agreed to install raised pavement markers to discourage motorists from entering the Highland Palms community.
12. Stonegate agreed to build a sound wall to protect the Highland Palms community from noise from additional cars on Sultanas Road, and agreed to continue the sound wall to protect access to the Golf/RV storage area.

Additional requests were made by the Highland Palms community in a letter dated December 28, 2005 to Dave Jeffers Consulting.

Of those requests, Stonegate has agreed to not only install landscaping on the Highland Palms' side of the sound wall, but will also maintain the landscaping.

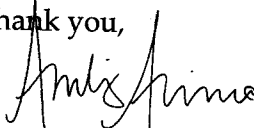
Additionally, concerns regarding Allen Avenue and the relocation of the power pole are being researched and if validated, Stonegate will take responsibility for the relocation.

We look forward to scheduling a meeting with the action committee and board to provide you with our final summary and presentation on a years worth of work between our two entities.

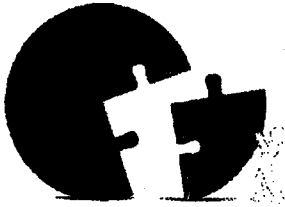
We also anticipate your participation in upcoming public hears regarding the agreements we have made.

We look forward to hearing from you.

Thank you,



Anna-Lisa Armanino  
Stonegate Development Team



# 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: TR31500

DATE SUBMITTED: 1-2004

### APPLICATION INFORMATION

Applicant's Name: STONESTAR RIVERSIDE, LLC

E-Mail: ocagle3@cox.net

Mailing Address: 12770 HIGH BLUFF DRIVE #160

<u>SAN DIEGO</u>	<small>Street</small>	<u>CA</u>	<u>92130</u>
<small>City</small>	<small>State</small>		<small>ZIP</small>

Daytime Phone No: (858) 523-0719 Fax No: (949) 361-2721

Engineer/Representative's Name: FRANK ARTIGA E-Mail: frank@acsconsultinginc.com

Mailing Address: PO BOX 2252

<u>TEMECULA</u>	<small>Street</small>	<u>CA</u>	<u>92593</u>
<small>City</small>	<small>State</small>		<small>ZIP</small>

Daytime Phone No: (951) 757-5178 Fax No: (951) 225-9637

Property Owner's Name: SAME AS APPLICANT E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

_____	<small>Street</small>	_____	_____
<small>City</small>	<small>State</small>		<small>ZIP</small>

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

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

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

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

GREG LANSING

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

GREG LANSING

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 459-020-067

Section: 18 Township: 5S Range: 2W

Approximate Gross Acreage: 53.3

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of McLAUGHLIN ROAD, South of HIGHWAY 74, East of EMPEROR ROAD, West of SULTANAS ROAD

Thomas Brothers map, edition year, page number, and coordinates: 2004: PG 838 GR J2: 839 GR A2

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 LAND INTO 215 SINGLE FAMILY DWELLING UNITS AS CONSISTENT WITH THE APPROVED SPECIFIC PLAN 260. SCHEDULE A.

Related cases filed in conjunction with this request:

SP260, TR30972

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

If yes, provide Case No(s). PM 32062 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) UNKNOWN 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: ALL ARE INCLUDED IN FILE

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: 70,000 CY

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Estimated amount of fill = cubic yards 70,000

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

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

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

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 5000 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     San Jacinto River     Whitewater River



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**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 12-15-1

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CONSIDER AN ADDENDUM TO AN  
ENVIRONMENTAL IMPACT REPORT (EIR)**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance No. 348 and 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**SPECIFIC PLAN NO. 260A2, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7870, TENTATIVE TRACT MAP NO. 31500** – Intent to Consider an Addendum to a Certified EIR – Applicant: Stonestar Riverside, LLC – Engineer/Representative: ACS Consulting Services – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD: MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A1 - Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road and northerly of McLaughlin Road – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B – **REQUEST:** The Specific Plan Substantial Conformance proposes to make small changes to two planning area boundaries, revise land use designations to be consistent with the General Plan, and alter some street standards. The Change of Zone proposes to formalize the planning area boundaries to planning areas 32 and 33b. The Tract Map is a “Schedule A” subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 square feet and twelve (12) open space lots totaling approximately acres 6.74.

**TIME OF HEARING:** 9:00 a.m. or as soon as possible thereafter.  
**DATE OF HEARING:** **JANUARY 20, 2016**  
**PLACE OF HEARING:** County Administrative Center  
1<sup>st</sup> Floor Board Chambers  
4080 Lemon Street  
Riverside, CA 92501

For further information regarding this project, please contact project planner, Matt Straite at (951) 955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@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-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

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

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning 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: Matt Straite  
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/30/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07870/SP0026051/TR31500 For CFG02835

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 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*checked by  
Matt S.  
exp 6/2/16*



ASMT: 327320011, APN: 327320011  
ROMOLAND SCHOOL DIST  
C/O BEST BEST & KRIEGER  
P O BOX 1028  
RIVERSIDE CA 92502

ASMT: 327440028, APN: 327440028  
JACOB FLORES  
29950 WATSON RD  
ROMOLAND, CA. 92585

ASMT: 327320013, APN: 327320013  
EVELYN MOTTE, ETAL  
30161 12TH ST  
NUEVO CA 92567

ASMT: 327440029, APN: 327440029  
DONALD GLOVER, ETAL  
29990 WATSON RD  
ROMOLAND, CA. 92585

ASMT: 327440015, APN: 327440015  
NOE SERRANO  
29945 CADENA DR  
ROMOLAND, CA. 92585

ASMT: 331300012, APN: 331300012  
PERRIS UNION HIGH SCHOOL DIST  
155 E 4TH ST  
PERRIS CA 92570

ASMT: 327440016, APN: 327440016  
ARMANDO CADENA  
PO BOX 1088  
SUN CITY CA 92585

ASMT: 333170012, APN: 333170012  
MINOR RANCH  
C/O BROOKFIELD CALIF LAND HOLDINGS  
1522 BROOKHOLLOW DR STE 1  
SANTA ANA CA 92705

ASMT: 327440017, APN: 327440017  
ORVILLE CARTER  
P O BOX 1375  
HAWTHORNE CA 90251

ASMT: 333170013, APN: 333170013  
REDEVELOPMENT AGENCY COUNTY OF RIVE  
C/O EXEC DIR  
1157 SPRUCE ST  
RIVERSIDE CA 92507

ASMT: 327440026, APN: 327440026  
WAYNE DOMENIGONI  
29870 WATSON RD  
ROMOLAND, CA. 92585

ASMT: 333180028, APN: 333180028  
MENIFEE DEV  
255 E RINCON ST STE 200  
CORONA CA 92879

ASMT: 327440027, APN: 327440027  
ROBERT PLUM  
29910 WATSON RD  
ROMOLAND, CA. 92585

ASMT: 457120025, APN: 457120025  
ALIA BEOOL, ETAL  
1411 E DEL AMO BLV  
CARSON CA 90746

ASMT: 457120029, APN: 457120029  
MISA WHITFIELD, ETAL  
25300 JUNIPER FLATS RD  
HOMELAND, CA. 92548

ASMT: 457120060, APN: 457120060  
MADALEINE DREIER, ETAL  
8973 CIRCLE R VIEW LN  
ESCONDIDO CA 92026

ASMT: 457120030, APN: 457120030  
ALICIA AISPURO, ETAL  
25350 JUNIPER FLATS RD  
HOMELAND, CA. 92548

ASMT: 457120061, APN: 457120061  
FRANCISCO PATINO  
25210 DIAMOND DUST  
HOMELAND CA 92548

ASMT: 457120031, APN: 457120031  
MOHAMMED HABBAL  
25400 JUNIPER FLATS RD  
HOMELAND, CA. 92548

ASMT: 457120073, APN: 457120073  
HIGGINS MILTON S REVOCABLE FAMILY TRUS  
C/O MILTON S HIGGINS  
10426 CASANES AVE  
DOWNEY CA 90241

ASMT: 457120037, APN: 457120037  
ALIA BEOOL, ETAL  
1411 E DEL AMO BLVD  
CARSON CA 90746

ASMT: 457120074, APN: 457120074  
MAGUADALUPE CARRILLO, ETAL  
1350 W FRUITVALE AVE  
HEMET CA 92543

ASMT: 457120054, APN: 457120054  
WILLIAM ORTIZ, ETAL  
25135 JUNIPER FLATS RD  
HOMELAND, CA. 92548

ASMT: 457130003, APN: 457130003  
MCCAN  
15 ORION ST  
IRVINE CA 92715

ASMT: 457120058, APN: 457120058  
JULIE HACKLEY, ETAL  
P O BOX 2220  
HOMELAND CA 92548

ASMT: 457130018, APN: 457130018  
ROBERT MAYER  
8 SUNSET HARBOR  
NEWPORT COAST CA 92657

ASMT: 457120059, APN: 457120059  
ELISEO PEREZ  
33559 GLORIA RD  
MENIFEE CA 92584

ASMT: 457220016, APN: 457220016  
JAMES JOHNSON  
30130 WATSON RD  
HOMELAND, CA. 92548

ASMT: 457220017, APN: 457220017  
JAMES JOHNSON  
30170 WATSON RD  
HOMELAND, CA. 92548

ASMT: 457220018, APN: 457220018  
VERLA CAIRNS, ETAL  
P O BOX 1020  
HOMELAND CA 92548

ASMT: 457220019, APN: 457220019  
MARIA GUTIERREZ, ETAL  
1947 NADEAU ST  
LOS ANGELES CA 90001

ASMT: 457220020, APN: 457220020  
MARIA DESANTIAGO, ETAL  
30290 WATSON RD  
HOMELAND, CA. 92548

ASMT: 457220021, APN: 457220021  
ADRIANA GALLEGOS, ETAL  
30330 WATSON RD  
HOMELAND, CA. 92548

ASMT: 457220032, APN: 457220032  
CATHERINE STIEFEL  
25450 BRIGGS RD  
HOMELAND, CA. 92548

ASMT: 457220033, APN: 457220033  
ROSA MORALES, ETAL  
25490 BRIGGS RD  
ROMOLAND, CA. 92585

ASMT: 457220034, APN: 457220034  
MARIA LEDESMA  
30040 WATSON RD  
HOMELAND, CA. 92548

ASMT: 457220035, APN: 457220035  
WILLIAM BUNCH  
P O BOX 102  
HOMELAND CA 92548

ASMT: 457220036, APN: 457220036  
EBER MARTINEZ, ETAL  
25395 EL PARAISO DR  
HOMELAND, CA. 92548

ASMT: 457220037, APN: 457220037  
LESIELI HIFO, ETAL  
25415 EL PARAISO DR  
HOMELAND, CA. 92548

ASMT: 457220038, APN: 457220038  
DONA WARP, ETAL  
PO BOX 1475  
SUN CITY CA 92585

ASMT: 457220040, APN: 457220040  
SHARON ARMET, ETAL  
4411 NIAANTIC PL  
YORBA LINDA CA 92886

ASMT: 457220041, APN: 457220041  
BRENDA MATHEWS  
25440 EL PARAISO DR  
HOMELAND, CA. 92548



ASMT: 457220042, APN: 457220042  
L ENTERPRISES, ETAL  
19253 STEEPLECHASE WAY  
YORBA LINDA CA 92886

ASMT: 457240036, APN: 457240036  
PAMELA OBRIEN  
PO BOX 2000  
HOMELAND CA 92548

ASMT: 457240027, APN: 457240027  
VICTORIA KUKURUDA, ETAL  
30670 WATSON RD  
HOMELAND, CA. 92548

ASMT: 457240037, APN: 457240037  
MARSHA MELE, ETAL  
25382 CHARINA LN  
HOMELAND, CA. 92548

ASMT: 457240029, APN: 457240029  
AMY HORNER MCMAHON  
25381 CHARINA LN  
HOMELAND, CA. 92548

ASMT: 457240038, APN: 457240038  
IRMA NAVA, ETAL  
25420 CHARINA LN  
HOMELAND CA 92548

ASMT: 457240030, APN: 457240030  
ELOISA CARDIEL, ETAL  
30389 AVENIDA CAYLEE  
HOMELAND CA 92548

ASMT: 457240039, APN: 457240039  
RODRIGO ESPIRITU  
25468 CHARINA LN  
HOMELAND, CA. 92548

ASMT: 457240031, APN: 457240031  
JOHN PIO  
30570 WATSON RD  
HOMELAND, CA. 92548

ASMT: 457240040, APN: 457240040  
PAULA ANDERSON  
30642 WATSON RD  
HOMELAND, CA. 92548

ASMT: 457240032, APN: 457240032  
TERRI LOVE  
25455 CHARINA LN  
HOMELAND, CA. 92548

ASMT: 457240041, APN: 457240041  
LANCE THOMPSON  
25380 SULTANAS RD  
HOMELAND, CA. 92548

ASMT: 457240035, APN: 457240035  
JUSTIN TETEN  
1459 HUMMINGBIRD WAY  
HEMET CA 92545

ASMT: 457240042, APN: 457240042  
KENNETH ROCK  
25424 SULTANAS RD  
HOMELAND, CA. 92548





ASMT: 457240043, APN: 457240043  
ROBIN WILLIAMSON, ETAL  
P O BOX 323  
HOMELAND CA 92548

ASMT: 457240056, APN: 457240056  
DWIGHT TROSPER, ETAL  
11741 NELSON ST  
LOMA LINDA CA 92354

ASMT: 457240044, APN: 457240044  
LAURA KULAKOWSKI, ETAL  
P O BOX 177  
HOMELAND CA 92548

ASMT: 457240057, APN: 457240057  
SANDRA WALKER COATS, ETAL  
25375 PIERSON RD  
HOMELAND, CA. 92548

ASMT: 457240051, APN: 457240051  
CHAITA DEVEREAUX, ETAL  
25258 CHARINA LN  
HOMELAND, CA. 92548

ASMT: 457240058, APN: 457240058  
GRACIELA MUNOZ, ETAL  
25403 PIERSON RD  
HOMELAND, CA. 92548

ASMT: 457240052, APN: 457240052  
MARIA CISNEROS, ETAL  
P O BOX 186  
HOMELAND CA 92548

ASMT: 457240059, APN: 457240059  
ISABEL MANZO, ETAL  
25485 PIERSON RD  
HOMELAND, CA. 92548

ASMT: 457240053, APN: 457240053  
ALMA OROZCO, ETAL  
25312 CHARINA LN  
HOMELAND, CA. 92548

ASMT: 457250037, APN: 457250037  
THOMAS HANDWERK  
25195 JAMAWAG DR  
HOMELAND, CA. 92548

ASMT: 457240054, APN: 457240054  
LARRY ROBERTS  
25340 CHARINA LN  
HOMELAND, CA. 92548

ASMT: 457250038, APN: 457250038  
BETTY WALSH, ETAL  
P O BOX 293  
LAKE ELSINORE CA 92531

ASMT: 457240055, APN: 457240055  
LORRAYNE WHITE, ETAL  
P O BOX 425  
HOMELAND CA 92548

ASMT: 457250039, APN: 457250039  
JAIME BRISENO  
25295 JAMAWAG DR  
HOMELAND, CA. 92548



ASMT: 457250040, APN: 457250040  
HERMELINDA JIMENEZ, ETAL  
710 S AMSTUTZ AVE  
ANAHEIM CA 92802

ASMT: 457250041, APN: 457250041  
LINDA BURKE, ETAL  
P O BOX 98  
HOMELAND CA 92548

ASMT: 457250042, APN: 457250042  
MARIA RODRIGUEZ MARKEL, ETAL  
25450 PIERSON RD  
HOMELAND, CA. 92548

ASMT: 457250043, APN: 457250043  
PATRICIA KETCHUM, ETAL  
P O BOX 188  
HOMELAND CA 92548

ASMT: 457250044, APN: 457250044  
HENRY SANCHEZ  
30888 WATSON RD  
HOMELAND, CA. 92548

ASMT: 457250045, APN: 457250045  
LCTH INV  
1000 DOVE ST STE 100  
NEWPORT BEACH CA 92660

ASMT: 457250048, APN: 457250048  
LCTH INV  
C/O NELSON CHUNG  
1000 DOVE ST NO 100  
NEWPORT BEACH CA 92660

ASMT: 457250051, APN: 457250051  
JOYCE PALMATEER, ETAL  
5709 SUNNINGDALE CT  
LAS VEGAS NV 89122

ASMT: 457250053, APN: 457250053  
JUDY AYALA  
25130 PIERSON RD  
HOMELAND, CA. 92548

ASMT: 457250054, APN: 457250054  
NICHOLE PRICE  
25146 PIERSON RD  
HOMELAND, CA. 92548

ASMT: 457250055, APN: 457250055  
WENDY MORAN  
25220 PIERSON RD  
HOMELAND, CA. 92548

ASMT: 457250056, APN: 457250056  
SERGIO RIOS, ETAL  
6003 SHENONDOAH AVE  
LAS VEGAS NV 89156

ASMT: 457250057, APN: 457250057  
DENNIS LEE  
25200 JAMAWAG DR  
HOMELAND, CA. 92548

ASMT: 457250058, APN: 457250058  
ABIGAIL PERALTA, ETAL  
30920 BENCH RD  
HOMELAND, CA. 92548



ASMT: 457250059, APN: 457250059  
TERESA RAMOS, ETAL  
30958 BENCH RD  
HOMELAND, CA. 92548

ASMT: 457330026, APN: 457330026  
WSI LAND HOLDINGS  
3161 MICHELSON DR STE 425  
IRVINE CA 92612

ASMT: 457250060, APN: 457250060  
GEORGE WEEKS  
PO BOX 356  
HOMELAND CA 92548

ASMT: 457330028, APN: 457330028  
COUNTY LANDS INC  
2001 LERNER LN  
SANTA ANA CA 92705

ASMT: 457250061, APN: 457250061  
SIHAM JADALLAH, ETAL  
21760 CORSO ALTO RD  
NUEVO CA 92567

ASMT: 457340002, APN: 457340002  
VIRGINIA RAMIREZ, ETAL  
30560 TRIPLE CROWN RD  
HOMELAND, CA. 92548

ASMT: 457250062, APN: 457250062  
ALBERTO LOYA, ETAL  
25465 JAMAWAG DR  
HOMELAND, CA. 92548

ASMT: 457340004, APN: 457340004  
JOEL LOPEZ, ETAL  
30549 TRIPLE CROWN RD  
HOMELAND, CA. 92548

ASMT: 457250063, APN: 457250063  
GEORGE CORVALLIS  
30894 WATSON RD  
HOMELAND CA 92548

ASMT: 457340006, APN: 457340006  
DIANE GUTIERREZ  
30650 TRIPLE CROWN RD  
HOMELAND, CA. 92548

ASMT: 457250064, APN: 457250064  
GARY WALLACE  
P O BOX 2237  
HOMELAND CA 92548

ASMT: 457340007, APN: 457340007  
DEBRA DUNN, ETAL  
P O BOX 343  
HOMELAND CA 92548

ASMT: 457330023, APN: 457330023  
OAK PARK, ETAL  
P O BOX 3156  
TORRANCE CA 90510

ASMT: 457340008, APN: 457340008  
MARIA YANEZ  
1126 ORANGE AVE  
BEAUMONT CA 92223



ASMT: 457340009, APN: 457340009  
TERRANCE FOSTER  
30750 TRIPLE CROWN RD  
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ASMT: 457340010, APN: 457340010  
LAURIE MANETTA PEUGH, ETAL  
PO BOX 1153  
SUN CITY CA 92585

ASMT: 457340011, APN: 457340011  
ANGELITA ARBALLO, ETAL  
30755 TRIPLE CROWN RD  
HOMELAND, CA. 92548

ASMT: 457340012, APN: 457340012  
TAD RUGGLES  
30695 TRIPLE CROWN RD  
HOMELAND, CA. 92548

ASMT: 457340013, APN: 457340013  
JAYNE ASHTON, ETAL  
30830 TRIPLE CROWN RD  
HOMELAND, CA. 92548

ASMT: 457340014, APN: 457340014  
TRICIA PIERCE COMSTOCK, ETAL  
30870 TRIPLE CROWN RD  
HOMELAND, CA. 92548

ASMT: 457340015, APN: 457340015  
SHIRLEY SCHUMACHER  
30831 TRIPLE CROWN RD  
HOMELAND, CA. 92548

ASMT: 457340016, APN: 457340016  
LEABIN MENDOZA  
1281 N STATE ST STE A121  
SAN JACINTO CA 92583

ASMT: 457340023, APN: 457340023  
JOANNE SANTOS  
3410 LA SIERRA AVE#F366  
RIVERSIDE CA 92503

ASMT: 457340024, APN: 457340024  
PIERRE VILLIET, ETAL  
966 LOWER LN  
SAN MARCOS CA 92069

ASMT: 457340025, APN: 457340025  
ELSA RAMOS  
17714 GLENTHOME ST  
LA PUENTE CA 91744

ASMT: 457340027, APN: 457340027  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 457340029, APN: 457340029  
DOUGLAS MERCADO  
30510 TRIPLE CROWN RD  
HOMELAND, CA. 92548

ASMT: 457350007, APN: 457350007  
KATHY BROWN, ETAL  
25795 LEON RD  
HOMELAND CA 92548



ASMT: 457350008, APN: 457350008  
ROMOLAND WATSON 206  
10621 CIVIC CENTER DR  
RANCHO CUCAMONGA CA 91730

ASMT: 457390012, APN: 457390012  
DAVID DULIN  
30730 ALICANTE DR  
HOMELAND, CA. 92548

ASMT: 457350009, APN: 457350009  
MOHAMMAD SHALIKAR  
40543 CARLY CT  
MURRIETA CA 92562

ASMT: 457390014, APN: 457390014  
HENRIETTA ANAYA, ETAL  
30760 ALICANTE DR  
HOMELAND, CA. 92548

ASMT: 457350010, APN: 457350010  
MOHAMMAD AZAM, ETAL  
C/O TOURYALAI SHALIKAR  
26670 MCCALL BLV  
SUN CITY CA 92586

ASMT: 457390015, APN: 457390015  
AMITABHA BUDDHIST COMMUNITY IN USA  
17015 ARAGON DR  
PERRIS CA 92570

ASMT: 457350027, APN: 457350027  
BARRY ARONOFF  
151 KALMUS DR STE H10  
COSTA MESA CA 92626

ASMT: 457401001, APN: 457401001  
MARIA LARA, ETAL  
30480 AVENIDA CAYLEE  
HOMELAND, CA. 92548

ASMT: 457350031, APN: 457350031  
FREEDOM SELF STORAGE  
C/O PAUL U STRAUSS  
2055 3RD AVE STE 200  
SAN DIEGO CA 92101

ASMT: 457401002, APN: 457401002  
SARA RUIZ, ETAL  
30468 AVENIDA CAYLEE  
HOMELAND, CA. 92548

ASMT: 457390010, APN: 457390010  
BETTY OGLE  
30660 ALICANTE DR  
HOMELAND, CA. 92548

ASMT: 457401003, APN: 457401003  
CARLOS BOLIVAR  
30456 AVENIDA CAYLEE  
HOMELAND, CA. 92548

ASMT: 457390011, APN: 457390011  
EDWARD GREGG, ETAL  
C/O EDWARD GREGG  
30690 ALICANTE DR  
HOMELAND, CA. 92548

ASMT: 457401004, APN: 457401004  
BRENDA MEDINA  
30444 AVENIDA CAYLEE  
HOMELAND, CA. 92548

ASMT: 457401005, APN: 457401005  
SUSAN BEEMAN  
30432 AVENIDA CAYLEE  
HOMELAND, CA. 92548

ASMT: 457402019, APN: 457402019  
NICOLE HINKLE, ETAL  
30336 AVENIDA CAYLEE  
HOMELAND, CA. 92548

ASMT: 457401006, APN: 457401006  
KIM RODRIGUEZ, ETAL  
30420 AVENIDA CAYLEE  
HOMELAND, CA. 92548

ASMT: 457402020, APN: 457402020  
ALFREDO GUTIERREZ  
30324 AVENIDA CAYLEE  
HOMELAND, CA. 92548

ASMT: 457401007, APN: 457401007  
JOSE LOPEZ  
C/O CONCEPCION GUZMAN  
30408 AVENIDA CAYLEE  
HOMELAND, CA. 92548

ASMT: 457402022, APN: 457402022  
SUSANA NOCON, ETAL  
30300 AVENIDA CAYLEE  
HOMELAND, CA. 92548

ASMT: 457401008, APN: 457401008  
REGINA KINNEY, ETAL  
30396 AVENIDA CAYLEE  
HOMELAND, CA. 92548

ASMT: 457403001, APN: 457403001  
JUSTIN LEFEVRE  
30297 AVENIDA PALMERA  
HOMELAND, CA. 92548

ASMT: 457402001, APN: 457402001  
JONATHAN DESANTIAGO  
30372 AVENIDA CAYLEE  
HOMELAND, CA. 92548

ASMT: 457403002, APN: 457403002  
EFRAIN MONTEJANO, ETAL  
30309 AVENIDA PALMERA  
HOMELAND, CA. 92548

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