

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
<p>Horizon Year (2035) Traffic Conditions:</p> <ul style="list-style-type: none"> ▪ La Sierra Avenue / Indiana Avenue (City of Riverside) ▪ La Sierra Avenue / Victoria Avenue (City and County of Riverside) ▪ McAllister Street/"A" Street (County of Riverside) <p>Mitigation Measures M-TR-1 through M-TR-3 have been identified to ensure that the Project would not conflict with any applicable plans, ordinances or policies establishing a measure of effectiveness for the performance.</p>		<p>to issuance of building permits, the Project Applicant shall provide the Riverside County Building and Safety Department with evidence of the agreement entered into with the City of Riverside.</p> <p>M-TR-3 (Condition of Approval 80.TRANS.1.1) Prior to the first building permit final inspection, the Project Applicant shall work with the County of Riverside to establish improvement fair-share fee program for improvements to the intersection of McAllister Street/Street "A" that ensures the construction of the following improvement, or comparable improvement that would allow the intersection to operate an acceptable LOS. The Project Proponent shall contribute a fair-share fee payment to the County of Riverside (Project's fair-share contribution is 8.6%) for the identified improvement.</p> <ul style="list-style-type: none"> • Provide space for a westbound defacto right turn movement by implementing signage disallowing on-street parking; and • Provide space on McAllister Street in the intersection for westbound left-turning vehicles to cross northbound and southbound traffic in two stages. 	<p>Project Applicant/ Riverside County Building and Safety Department</p>	<p>residential unit and the Transportation Impact Fee of \$525 per detached single family residential unit has been paid to the City of Riverside.</p> <p>M-TR-3 Prior to the issuance of the first building permit final inspection, the Project Applicant shall provide evidence to the Riverside County Building and Safety Department that appropriate fees have been paid or bonding for construction has been posted.</p>

TRACT MAP Tract #: TR36730

Parcel: 270-160-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three water quality detention basins, one 2.18-acre park site, one sewage lift station, and 17 open space lots.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36730 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36730, Amended No. 1, dated 9/24/15.

CONCEPTUAL LANDSCAPING = Tentative Tract Map No. 36730, Exhibit L, dated 12/30/14.

DESIGN GUIDELINES = Tentative Tract Map No. 36730, Exhibit D, dated 12/30/14.

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

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10. GENERAL CONDITIONS

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

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10. GENERAL CONDITIONS

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

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

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10. GENERAL CONDITIONS

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY RECOMMND

The applicant shall obtain the required building permit(s) for the proposed sewage lift station prior to construction.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WMWD WATER & SEWER RECOMMND

TR36730 is proposing potable water and sanitary sewer service from WMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

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10. GENERAL CONDITIONS

10.E HEALTH. 2

USE - NOISE STUDY

RECOMMND

Noise Consultant: Urban Crossroads
41 Corporate Park Suite 300
Irvine CA 92606

Noise Study: Lake Ranch Tract 36730, Noise Study 09043-11
dated December 9, 2014

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR36730 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated February 10, 2015. c/o Steve Hinde.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

EPD DEPARTMENT

10.EPD. 1

- MSHCP UWIG

RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage

Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the on-site mitigation areas or downstream to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the on-site mitigation areas or downstream to the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the on-site mitigation areas or MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping

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10. GENERAL CONDITIONS

10.EPD. 1 - MSHCP UWIG (cont.)

RECOMMND

devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

*Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the on-site mitigation areas or to any downstream MSHCP Conservation Areas. Measures such as those employed to address drainage issues shall be implemented.

*Lighting

Night lighting shall be directed away from the on-site mitigation areas to protect species within it. Shielding shall be incorporated into project designs to ensure ambient lighting in the on-site mitigation areas is not increased.

*Noise

Proposed noise generating land uses affecting the on-site mitigation areas or MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the on-site mitigation areas or MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

*Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area or on-site mitigation areas, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area or on-site mitigation areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas or on-site mitigation areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and on-site mitigation areas and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

*Barriers

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10.EPD. 1 - MSHCP UWIG (cont.) (cont.) RECOMMND

Proposed land uses adjacent to the MSHCP Conservation Area or on-site mitigation areas shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

*Grading/Land Development and/or Fuel Modification Activities

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area or on-site mitigation areas.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI.

Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract Map (TR) 36730 is a proposal to subdivide 104 acres into residential lots (minimum lot size of 6,000 square feet) in the Lake Mathews area. The site is located on the northeast corner of McAllister Street and El Sorbrante Road. This project is being processed concurrently with Change of Zone (CZ) 7844, which is a proposal to change the

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

current zoning of Light Agricultural 10-acre minimum (A-1-10) to One Family Dwellings(R-1) and Planned Residential (R-4) for the site.

The site receives runoff at the southeast corner of the site in the form of well-defined watercourse with a tributary drainage area of approximately 230 acres. This watercourse traverses the southern boundary and the southwest corner of the site before entering an existing 90-inch diameter storm drain under McAllister Street. This existing storm drain is not maintained by the District. The western half of the site naturally drains to the inlet for this storm drain, which was constructed by the residential developments to the west. Another large, natural watercourse traverses the northeastern corner of the site and has a tributary drainage area of approximately 500 acres. The northeastern portion of the site receives little runoff from offsite flows and is tributary to this large, natural watercourse.

The proposed drainage plan for northeastern portion of this development includes a diversion of the low flows up to the 10-year storm event with underground storm drains. This diversion is proposed to mitigate increased runoff generated by the development of this portion of the site. These flows are diverted west to the existing 90-inch storm drain. Stormwater runoff from storm events greater than the 10-year frequency will exceed the capacity of the catch basins for these proposed underground storm drains and proceed to the northeast corner as they do in the predeveloped condition.

The proposed drainage plan for southern portion of this development includes a large, regional detention basin to be constructed upstream of the project and offsite. This regional basin will be designed to accomplish 100-year peak flow attenuation of tributary offsite stormwater runoff to the existing downstream drainage system and increased runoff mitigation by reducing peak flowrates of the more frequent storm events for the offsite storm flows.

Attenuated stormwater runoff from the basin will be convey to the existing 90-inch storm drain through a proposed storm drain in the perimeter streets (El Sobrante Road and McAllister Street). The discharge from the basin will confluence with tributary onsite storm flows and shall not exceed the capacity for the existing 90-inch storm drain.

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10. GENERAL CONDITIONS

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

The regional basin and the storm drain outlet shall be designed to the District's standards.

A combination of flow attenuation with the proposed regional basin and the selection of bioretention BMPs for water quality mitigation would accomplish reasonable increased runoff mitigation. A cursory review of the drainage study indicates the preliminary design of the basin may be large enough while the tentative map shows that there is adequate area to increase the size of the basin if necessary. The District finds this conceptual drainage plan acceptable.

It should be noted that the site is located within the bounds of the Southwest Riverside Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project. Although the current fee for this ADP is \$4,147 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 9 MAP MAJOR FACILITIES

RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 12 MAP INCREASED RUNOFF

RECOMMND

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

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are

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10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - OFFSITE SIGNS ORD 679.4 (cont.) RECOMMND

unpermitted signage is removed.

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision
are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1 and R-4 zone and DESIGN GUIDELINES within the R-4 area.
- b. The front yard setback is 20 feet and may be varied up to 25% for front entry garages pursuant to DESIGN GUIDELINES within the R-4 zone area. The minimum front yard setback for side-entry garages shall not be less than 15 feet within the R-4 zone area.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet for R-1 zone area and 60 feet for R-4 zone area.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 7,200 square feet for the R-1 zone area and 3,500 square feet for the R-4 zone area.
- j. No more than 50% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 9 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside

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10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 10 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

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

10.PLANNING. 11 MAP - REQUIRED MINOR PLANS RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 12 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004 and the DESIGN GUIDELINES for the project.

10.PLANNING. 13 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

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

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10.PLANNING. 14 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 16 MAP - LOW PALEO RECOMMND

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - LOW PALEO (cont.)

RECOMMND

the remains.

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

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

10.PLANNING. 17 MAP - PDA04857R3 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No 4857R2, submitted for this project (TR36730) was prepared by Brian F. Smith, Claire Allen, Jennifer R. Kraft, of Brian F. Smith and Associates and is entitled: "A Phase I and II Cultural Resource Report for the Lake Ranch Project, TR36730, Riverside County, California," dated January 05, 2015. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant January 28, 2015. Revised County Archaeological Report (PDA) No. 4857r3 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated February 10, 2015. This report was

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - PDA04857R3 ACCEPTED (cont.)

RECOMMND

received on March 18, 2015 and accepted by the County Archaeologist on the same day.

(PDA) No 4857r3 concludes that as all resources located on the property have been evaluated as non-significant and the proposed development will not represent a significant adverse impact to cultural resources.

(PDA) No 4857r3 recommends that due to the potential that buried archaeological materials may be present, a cultural resources Mitigation Monitoring and Reporting program (MMRP) should be included as a condition of approval for this project.

These documents are herein incorporated as a part of the record for project.

10.PLANNING. 18 MAP - IF HUMAN REMAINS FOUND

RECOMMND

PRIOR TO APPROVAL OF ANY IMPLEMENTING PROJECT, THE FOLLOWING CONDITION SHALL BE PLACED ON THE PROJECT:

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

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10. GENERAL CONDITIONS

10.PLANNING. 19

MAP - UNANTICIPATED RESOURCES

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 20

MAP - PDP01465

RECOMMND

County Paleontological Report (PDP) No. 1465 submitted for this case (TR36730), was prepared by George Kennedy of Brian F. Smith and Associates and is entitled: "Paleontological Resource Impact Assessment for the Citrus Heights II Project Site, unincorporated Riverside County, California" dated January 22, 2015.

PDP01465 concluded:

1. Based on the plutonic nature of the mixed granodiorite and gabbro bedrock across the northern portion of the project site and the deep pedogenic soils in the southern

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - PDP01465 (cont.)

RECOMMND

portion, it is highly unlikely that fossiliferous deposits are present.

PDP01465 recommended:

1.No paleontological resource monitoring is recommended for the proposed project.

PDP01465 satisfies the requirement for a Paleontological Resources Assessment for this project (TR36730). PDP01465 is hereby accepted for TR36730.

10.PLANNING. 21 USE - GEO02432

RECOMMND

County Geologic Report GEO No. 2432, submitted for the project TR36730 was prepared by Petra Geotechnical, Inc. It is entitled: "Response to Riverside County planning Department, Review Comments #2, Tentative Tract 36730, Lake Ranch Project, Approximately 100-Acre Site Located East of the Intersection of El Sobrante Road and Mcallister Street, County of Riverside, California", dated November 13, 2015. In addition, Petra Geotechnical Inc. submitted the following:

"Geotechnical EIR-Level Assessment, Tentative Tract 36730, Lake Ranch Project, Approximately 100-Acre Site Located East of the Intersection of El Sobrante Road and Mcallister Street, County of Riverside, California", dated October 27, 2014.

"Feasibility/Due-diligence Geotechnical Assessment, Lake Ranch Project, Approximately 100-Acre Site Located East of the Intersection Of El Sobrante Road and Mcallister Street, County of Riverside, California" dated July 31, 2013.

These documents are herein incorporated into GEO02432.

GEO02432 concluded:

- 1.No portion of the area of proposed construction is located within the boundaries of an "Earthquake Fault Zone".
- 2.The probability of surface rupture is considered very low.
- 3.There is a low potential for liquefaction and is susceptible to subsidence.

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - GEO02432 (cont.)

RECOMMND

- 4.The potential for gross or surficial slope instability will be reduced to a less than significant level.
 - 5.Onsite near-surface soils are classified as "non-expansive soils".
 - 6.The probability of flooding from a tsunami is considered nil.
 - 7.A seismically-induced failure of the Lake Mathews Dam facility when the dam basin is filled to capacity could cause extensive flooding in the southern portions of the project.
 - 8.Groundwater is not anticipated to affect the proposed development.
- GEO02432 Recommended:
- 1.Evacuation plans in the event of a failure of the Lake Mathews Dam are addressed in the County of Riverside General Plan.
 - 2.The existing ground surface should be over-excavated and the excavated material replaced a properly compacted, engineered fill.

GEO No. 2432 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2432 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 22 MAP - GEO02432

RECOMMND

County Geologic Report GEO No. 2432, submitted for the project TR36730 was prepared by Petra Geotechnical, Inc. It is entitled: "Response to Riverside County planning Department, Review Comments #2, Tentative Tract 36730, Lake Ranch Project, Approximately 100-Acre Site Located East of the Intersection of El Sobrante Road and Mcallister Street, County of Riverside, California", dated November 13, 2015. In addition, Petra Geotechnical Inc. submitted the following:

"Geotechnical EIR-Level Assessment, Tentative Tract 36730, Lake Ranch Project, Approximately 100-Acre Site Located

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10. GENERAL CONDITIONS

10.PLANNING. 22

MAP - GEO02432 (cont.)

RECOMMND

East of the Intersection of El Sobrante Road and Mcallister Street, County of Riverside, California", dated October 27, 2014.

"Feasibility/Due-diligence Geotechnical Assessment, Lake Ranch Project, Approximately 100-Acre Site Located East of the Intersection Of El Sobrante Road and Mcallister Street, County of Riverside, California" dated July 31, 2013.

These documents are herein incorporated into GEO02432.

GEO02432 concluded:

- 1.No portion of the area of proposed construction is located within the boundaries of an "Earthquake Fault Zone".
- 2.The probability of surface rupture is considered very low.
- 3.There is a low potential for liquefaction and is susceptible to subsidence.
- 4.The potential for gross or surficial slope instability will be reduced to a less than significant level.
- 5.Onsite near-surface soils are classified as "non-expansive soils".
- 6.The probability of flooding from a tsunami is considered nil.
- 7.A seismically-induced failure of the Lake Mathews Dam facility when the dam basin is filled to capacity could cause extensive flooding in the southern portions of the project.
- 8.Groundwater is not anticipated to affect the proposed development.

GEO02432 Recommended:

- 1.Evacuation plans in the event of a failure of the Lake Mathews Dam are addressed in the County of Riverside General Plan.
- 2.The existing ground surface should be over-excavated and the excavated material replaced a properly compacted, engineered fill.

GEO No. 2432 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2432 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - GEO02432 (cont.) (cont.) RECOMMND

approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 23 MAP - WATER CONSUMPTION RECOMMND

To reduce water consumption and the associated energy-usage, the Project will be designed to:

-Reduce outdoor water use by 30%, consistent with Riverside County Ordinance No. 859.

-Reduce indoor water use by 20% consistent with Division 4.3 of the 2013 CalGreen Residential Mandatory Measures.

This condition implements mitigation measure GG-2.

10.PLANNING. 24 MAP - ROADS OPEN DURING CONSTR RECOMMND

Continued vehicular access shall be maintained along El Sobrante Road and/or McAllister Street during construction of improvements to these roadways. Full lane closures are not permitted.

TRANS DEPARTMENT

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

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

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10. GENERAL CONDITIONS

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 5 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 6 MAP- TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

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10. GENERAL CONDITIONS

10.TRANS. 6

MAP- TS/CONDITIONS (cont.)

RECOMMND

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

- La Sierra Avenue (NS) at:
 - SR-91 Westbound Ramps (EW)
 - SR-91 Eastbound Ramps (EW)
 - Indiana Avenue (EW)
 - Arizona Avenue (EW)
 - Victoria Avenue (EW)
 - McAllister Parkway (EW)
 - El Sobrante Road (EW)

- McAllister Street (NS) at:
 - Driveway 1 (EW) - future intersection
 - "A" Street - future intersection
 - El Sobrante Road (EW)

- Driveway 2 (NS) at:
 - El Sobrante Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 7

MAP - SUBMIT FINAL WQMP

RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2013-0024, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP

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10. GENERAL CONDITIONS

10.TRANS. 7

MAP - SUBMIT FINAL WQMP (cont.)

RECOMMND

addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

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

10.TRANS. 8

MAP - WQMP ESTABL MAINT ENTITY

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 9

MAP - BMP MAINT AND INSPECTION

RECOMMND

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

-OR -

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

10.TRANS. 10

MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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10. GENERAL CONDITIONS

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

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 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.

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING (cont.) RECOMMND

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

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

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

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WMWD WATER & SEWER RECOMMND

Provide a current "Will-Serve" letter is required from the agency providing water and sewer service.

50.E HEALTH. 2 MAP- LEA CLEARANCE RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

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50. PRIOR TO MAP RECORDATION

50.EPD. 4

MAP - ECS REQUIREMENTS (cont.)

RECOMMND

"No disturbances may occur within the boundaries of the Delineated Constraint Area."

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

"Night lighting shall be directed away from the Delineated Constraint Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the constraint areas is not increased."

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

FIRE DEPARTMENT

50.FIRE. 1

MAP-#7-ECS-HAZ FIRE AREA

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787

50.FIRE. 2

MAP-#43-ECS-ROOFING MATERIAL

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class A material as per the California Building Code.

50.FIRE. 3

MAP-#67-ECS-GATE ENTRANCES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#67-ECS-GATE ENTRANCES (cont.) RECOMMND

roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 4 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. (for roads with medians) Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 5 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 CONSERVATION AGENCY.

50.FIRE. 6 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,

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50. PRIOR TO MAP RECORDATION

50.FIRE. 6 MAP-#46-WATER PLANS (cont.) RECOMMND

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. 7 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP 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. 7 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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY (cont.)

RECOMMND

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 terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 8

MAP ADP FEES

RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Southwest Riverside Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

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50. PRIOR TO MAP RECORDATION

PARKS DEPARTMENT

50.PARKS. 1 MAP - OFFER OF DEDICATION RECOMMND

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

50.PARKS. 2 MAP - TRAIL MAINTENANCE REGION RECOMMND

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

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3

MAP - SURVEYOR CHECK LIST

RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 7,200 square feet net within the R-1 zone and 3,500 square feet net within the R-4 zone.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 and R-4 zone, DESIGN GUIDELINES, 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 numbered lots on the FINAL MAP.

50.PLANNING. 4

MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 1127 and Change of Zone No. 7844 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 8

MAP - QUIMBY FEES (1)

RECOMMND

If a district, agency, or other authority is created to collect Quimby Fees applicable to the project's area, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with this Quimby Fee authorized organization which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 8 MAP - QUIMBY FEES (1) (cont.) RECOMMND

and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. If no such organization or authority is in effect at map recordation, this condition shall not apply.

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

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

50.PLANNING. 13 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

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

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

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

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

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

50.PLANNING. 23 MAP - ECS NOTE DAM INUNDATION RECOMMND

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

DAM INUNDATION AREA - This property is located downstream of Lake Mathews which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits.

50.PLANNING. 27 MAP - AG/DAIRY NOTIFICATION RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 29 MAP - AG PRES CANCEL (1) RECOMMND

Prior to recordation of a final map, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 1046, located with El Sobrante Agricultural Preserve No. 3, and shall have adopted a resolution disestablishing said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "MAP - AG PRES CANCEL (2)."

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50. PLANNING. 32

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

RECOMMND

incorporated therein by reference; and,

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

or maintenance of the 'common area' established pursuant to the Declaration.

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

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

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT RECOMMND

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

50.SURVEY. 2 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on El Sobrante Road and McAllister Street and so noted on the final map.

TRANS DEPARTMENT

50.TRANS. 1 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 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. 3 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. 4 MAP - LIGHTING PLAN RECOMMND

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

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

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

- (1) Landscaping along El Sobrante Road and McAllister Street.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 5 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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

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

50.TRANS. 6 MAP - UTILITY PLAN RECOMMND

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

50.TRANS. 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 El Sobrante Road and McAllister Street.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - LANDSCAPING (cont.) RECOMMND

maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 8 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 9 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. 10 MAP - CONSTRUCT RAMP RECOMMND

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

50.TRANS. 11 MAP - SIGNING & STRIPING PLAN RECOMMND

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

or as approved by the Director of Transportation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12

MAP - DEDICATIONS

RECOMMND

Street "L" (reserved lot) between street "H" and street "M" is designated privately maintained LOCAL ROAD and said road shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (along one side) within the 56' full-width easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56'). The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: A 5' concrete sidewalk (one side only) shall be constructed adjacent to the right-of-way line within the 10' parkway.

Street "P" and street "Y" (reserved lot) from street "U" to the southerly property line of Lot No. 133 are designated privately maintained LOCAL ROAD and said roads shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (along one side only) within the 56' full-width easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56'). The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: A 5' concrete sidewalk (one side only) shall be constructed adjacent to the right-of-way line within the 10' parkway.

All other interior streets (reserved lots) are designated LOCAL ROAD and said roads shall be improved with 36' full-width AC pavement, 6" concrete curb & gutter and 5' sidewalk within the 56' full-width easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56'). The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

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

Street "A" (reserved lot) is designated privately maintained ENTRY ROAD and said road shall be improved with 54' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 88' full-width easement in accordance with modified County Standard No. 103, Section

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12

MAP - DEDICATIONS (cont.)

RECOMMND

"A" Ordinance 461.(54'/88'). Modified for increased AC improvement from 44' to 54' and increased right-of-way from 74' to 88'. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: A 5'sidewalk shall be constructed 6' from the right-of-way line within the 17' parkway.

Street "A" (reserved lot) along project boundary is designated privately maintained COLLECTOR ROAD and said road shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 78' full-width easement in accordance with modified County Standard No. 103, Section "A", Ordinance 461. (44'/78') Modified for increased right-of-way from 74' to 88', and location of sidewalk. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: A 5'sidewalk shall be constructed 6' from the right-of-way line within the 17' parkway.

50.TRANS. 13

MAP - PART-WIDTH

RECOMMND

El Sobrante Road (Public) along project boundary is a paved County maintained road designated ARTERIAL HIGHWAY and said road shall be improved with 59' part-width AC pavement, (43' on the project side and 16' on opposite side of the centerline), 8" concrete curb and gutter (project side), and sidewalk (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 104' part-width dedicated right-of-way (64' on the project side and 40' on the other side of the centerline) in accordance with County Standard No. 92, Ordinance 461.

NOTE: 1. A raised curbed landscaped median shall be constructed at the center line. The project proponent may pay cash-in-lieu for the raised landscaped median.

2. A 10' sidewalk shall be constructed within the 21' parkway per Standard No. 404, Ordinance 461.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - PART-WIDTH (cont.) RECOMMND

*** NOTE: THIS CONDITION WAS MODIFIED BY THE PLANNING COMMISSION ON 03/03/2016 for 10' non-meandering sidewalk on El Sobrante Road ***

McAllister Street (Public) along project boundary is a paved County maintained road designated COLLECTOR ROAD and said road 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 (project side), and sidewalk (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by Caltrans within the 70' part-width dedicated right-of-way (37' on the project side and 33' on the other side of the centerline) in accordance with County Standard No. 103, Ordinance 461.

NOTE: 1. A 5' sidewalk shall be constructed 3' from the right-of-way line within the 15' parkway.

50.TRANS. 14 MAP - WQMP REQMT ON FINAL MAP RECOMMND

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

NOTICE OF WQMP REQUIREMENTS:

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

50.TRANS. 15 MAP - SUBMIT WQMP AND PLANS RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15

MAP - SUBMIT WQMP AND PLANS (cont.)

RECOMMND

As indicated in the approval Preliminary WQMP approval letter, dated 12/15/2015 from CValdo Corporation, the following comments must be addressed in the Final WQMP.

1.The outlet structures for the three proposed water quality basins must be designed per "STD WQ501 or similar approved design" instead of using a STD CB110 drop inlet (as currently called out in the Preliminary WQMP exhibits). Also note that all construction details for constructing said outlet structures must be provided in the final storm drain/grading plans.

2.The dewatering analysis for Basin "A" included in Appendix 6 of the PWQMP (using the WQMP spreadsheets) does not match the "orifice pattern" proposed in the Preliminary WQMP exhibit and should not be included in the Final WQMP document. Please add language in the Final WQMP describing how the flood routing output file (presented in Appendix 7 "Hydromodification") was used to verify that the 100% of the VBMP for Basin "A" would dewater in no more than 72-hours and that 50% of Vbmp would drain in no less than 24 hours. This same approach may be used for Basins "B" and "C" to demonstrate that the 100% of the Vbmp will dewater in less than 72 hours.

50.TRANS. 16

MAP - WQMP MAINT DETERMINATION

RECOMMND

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

50.TRANS. 17

MAP - LC LNDS CP COMMON AREA MA

RECOMMND

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

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

- 1) Permanent public, quasi-public or private maintenance

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17

MAP - LC LNDSCP COMMON AREA MA (cont.)

RECOMMND

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

- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

MAP - NPDES/SWPPP

RECOMMND

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

Additionally, at the time the county adopts, as part of any

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60. PRIOR TO GRADING PRMT ISSUANCE

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

ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

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

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

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

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

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

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

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

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

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

E HEALTH DEPARTMENT

60.E HEALTH. 1 GRADE - ECP CLEARANCE RECOMMND

DEH-ECP has reviewed the "Phase I Environmental Site Assessment and Limited Phase II Subsurface Investigation" prepared by Environ dated September 2013. Based on the information provided in the report and historic

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60. PRIOR TO GRADING PRMT ISSUANCE

60.E HEALTH. 1 GRADE - ECP CLEARANCE (cont.)

RECOMMND

agricultural activity associated with the property additional soil sampling and analysis is required to evaluate for the presence of pesticides. The limited soil sampling conducted at the Site reported elevated levels of pesticides above the screening levels. Additionally, several of the reporting limits used by the laboratory were also above screening levels. The additional soil sampling and analysis shall be conducted in accordance to the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008). If a human health risk assessment is performed it shall be evaluated by the Office of Environmental Health Hazard Assessment (OEHHA) before it is accepted by DEH-ECP. Cost for the evaluation shall be paid by the project proponent. For further information, please contact DEH-ECP at (951) 955-8980.

EPD DEPARTMENT

60.EPD. 2 - CONS ENTITY DEDICATION

RECOMMND

The areas mapped as "MSHCP Riparian/Riverine Avoidance and Mitigation Area" (Lots A, B and M) on Lake Ranch Tentative Tract 36730 Open Space Lots Sheet 6 of 6, dated 9/21/2015 and prepared by MDS Consulting, shall be offered for dedication to a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD) and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

60.EPD. 3 - PERM FENCING PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "MSHCP Riparian/Riverine Avoidance and Mitigation Area" (Lots A, B and M) on Lake Ranch Tentative Tract 36730 Open Space Lots Sheet 6 of 6, dated 9/21/2015 and prepared by MDS Consulting, shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 - PERM FENCING PLAN (cont.)

RECOMMND

minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 4 - 30 DAY BUOW SURVEY

RECOMMND

Pursuant to Objectives 5 & 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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 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 and the County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

60.EPD. 5 - NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5 - NESTING BIRD SURVEY (cont.)

RECOMMND

through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

60.EPD. 6 - HMMP

RECOMMND

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the document titled "Determination of Biologically Equivalent or Superior Preservation" prepared by PCR Services Corporation and dated November 2015. There will be impacts to 1.16 acres of MSHCP Riparian/Riverine Areas. On-site mitigation proposed for the drainage impacts will be at a minimum 2:1 mitigation-to-impact ratio and includes 2.58 acres of mitigation, 1.50 acres within and adjacent to Drainage A and 1.08 acres adjacent to Drainage B. The mitigation will consist of enhancement and creation. The biologist shall provide a Habitat Mitigation and Monitoring Plan (HMMP) to the Planning

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60.EPD. 6 - HMMP (cont.)

RECOMMND

Department/Environmental Programs Division (EPD) for review and approval. The HMMP shall include, but not be limited to: time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

60.EPD. 7 - BIOLOGICAL MONITORING

RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities, fence installation, and to survey the site for nesting birds. A work plan shall be submitted to the EPD from the qualified biological monitor to review and approve, that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The work plan should also include

1 A survey to determine the presence of potential nesting least Bell's vireo on-site shall be conducted by a qualified biologist three (3) days before any grading or ground disturbance activity commences in the vicinity of Drainage B during the breeding season, and all results forwarded to the USFWS and CDFW.

2 The qualified biologist shall identify a 300-foot avoidance buffer from the habitat in Drainage B for construction occurring during the breeding season. If work is required within 300 feet during the breeding season, the biologist shall monitor all work to ensure no impacts occur to the least Bell's vireo. Written documentation shall be prepared and submitted to CDFW and/or USFWS on completion of construction during the breeding season to outline any monitoring activities.

3 Construction limits in and around least Bell's vireo habitat associated with Drainage B shall be delineated with flags and/or fencing prior to the initiation of any grading or construction activities to clearly identify the limits of the habitat and/or the 300-foot avoidance buffer during the breeding season.

4 Prior to grading and construction a training program

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7

- BIOLOGICAL MONITORING (cont.)

RECOMMND

shall be developed and implemented by the qualified biologist to inform all workers on the project about the listed species, its habitat, and the importance of complying with avoidance and minimization measures.

5 All construction work shall occur during daylight hours. The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours determined by the County.

6 During any excavation and grading within or immediately adjacent to the 300-foot avoidance buffer for Drainage B, the construction contractors shall install properly operating and maintained mufflers on all construction equipment, fixed or mobile, to reduce construction equipment noise to the maximum extent possible. The mufflers shall be installed consistent with manufacturers' standards. The construction contractor shall also place all stationary construction equipment so that emitted noise is directed away from the least Bell's vireo habitat within Drainage B.

7 The construction contractor shall stage equipment in areas that will create the greatest distance between construction-related noise sources and Drainage B during all project construction occurring during the breeding season.

8 If the monitoring biologist determines that noise from the construction activities may be affecting the normal expected breeding behavior of the birds, the construction supervisor shall be informed and work within no less than 300 feet of construction areas shall be ceased until appropriate measures are implemented. This may include monitoring by a qualified acoustician to verify noise levels are below 60 dBA within the least Bell's vireo habitat. If the 60 dBA requirement is exceeded the acoustician shall make operational changes, utilize technology to reduce construction noise such as mufflers and/or install a barrier to alleviate noise levels during the breeding season. Installation of noise barriers and any other corrective actions taken to mitigate noise during the construction period shall be communicated to the USFWS and CDFW.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7 - BIOLOGICAL MONITORING (cont.) (cont.) RECOMMND

9 If after all corrective actions are implemented the monitoring biologists determine that the normal expected breeding behavior of the birds is being affected, work within no less than 300 feet shall be ceased and the USFWS and CDFW shall be contacted to discuss the appropriate course of action.

10 An awareness program shall be implemented to educate residents about the conservation values associated with the Drainage B open space.

The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

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

RECOMMND

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

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN

RECOMMND

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

60.FLOOD RI. 6 MAP PHASING

RECOMMND

If the map is built in phases, then each phase shall be protected from the 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved preliminary water quality management plan (WQMP).

The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 MAP ADP FEES

RECOMMND

Tract Map 36730 is located within the limits of the Southwest Riverside 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.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

INEFFECT

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

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN APPROVED REGI

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 5 MAP - BUILDING PAD GRADING

RECOMMND

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

60.PLANNING. 6 MAP - HILLSIDE DEV. STANDARDS

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 MAP - HILLSIDE DEV. STANDARDS (cont.) RECOMMND

combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 7 MAP - SLOPE GRADING TECHNIQUES RECOMMND

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

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

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

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

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

60.PLANNING. 13 MAP - SECTION 404 PERMIT RECOMMND

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

60.PLANNING. 15 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15

MAP - SKR FEE CONDITION (cont.)

RECOMMND

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

60.PLANNING. 16

MAP - FEE BALANCE

RECOMMND

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

60.PLANNING. 17

MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 18

MAP - AG PRES CANCEL (2)

RECOMMND

Prior to issuance of a grading permit, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 1046, located within El Sobrante Agricultural Preserve No. 3, and shall have adopted a resolution disestablishing said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES CANCEL (1) "

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 MAP - SLOPE STABILTY RPRT RECOMMND

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

60.PLANNING. 20 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1127 and Change of Zone No. 7844 have been approved and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 23 MAP - CULTURAL RESOURCE PROF. RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.
The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.
The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.
The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

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60.PLANNING. 23 MAP - CULTURAL RESOURCE PROF.. (cont.) RECOMMND

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

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

60.PLANNING. 24 MAP - NATIVE AMERICAN MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Pechanga and/or Soboba Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the

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60.PLANNING. 24

MAP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

60.PLANNING. 25

MAP - SCAQMD 403 NOTES

RECOMMND

The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving activities, grading, and equipment travel on unpaved roads.

Prior to grading permit issuance, the County shall verify that the following notes are included on the grading plan.

Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

-During grading activity, all construction equipment (>150 horsepower) shall be California Air Resources Board (CARB) Tier 3 Certified or better. The construction contractor shall keep a log of all construction equipment greater than 150 horsepower demonstrating compliance with this requirement, and the log shall be made available for inspection by Riverside County upon request.

-During construction activity, total horsepower-hours per day for all equipment shall not exceed 24,464 horsepower-hours per day. The construction contractor shall keep a log of all gas-powered equipment used during each day of construction, the number of hours each piece of

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60.PLANNING. 25

MAP - SCAQMD 403 NOTES (cont.)

RECOMMND

equipment was used, and the total horsepower of all construction equipment used. These logs shall be made available for inspection by Riverside County upon request.

-During grading and ground-disturbing construction activities, the construction contractor shall ensure that all unpaved roads, active soil stockpiles, and areas undergoing active ground disturbance within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas by water truck, sprinkler system or other comparable means, shall occur in the mid-morning, afternoon, and after work has been completed for the day.

-Temporary signs shall be installed on the construction site along all unpaved roads and/or unpaved haul routes indicating a maximum speed limit of 15 miles per hour (MPH). The signs shall be installed before construction activities commence and remain in place during the duration of vehicle activities on all unpaved roads unpaved haul routes.

This condition implements mitigation measure AQ-2

60.PLANNING. 26

MAP - IMPORT HAUL TRIPS

RECOMMND

Prior to issuance of grading permits, the Project Applicant shall identify a location for the importation of soil material. The County shall verify that a note is included on the grading plans indicating that two-way haul trips associated with any soil import activity shall be limited to the following:

-If the haul site location is one mile or less from the Project site, then daily haul trips shall be limited to 923 two-way trips.

-If the haul site location is three miles or less from the Project site, then daily haul trips shall be limited to 513 two-way trips.

-If the haul site location is five miles or less from the Project site, then daily haul trips shall be limited to 350 two-way trips.

-If the haul site location is ten miles or less from the

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60.PLANNING. 26

MAP - IMPORT HAUL TRIPS (cont.)

RECOMMND

Project site, then daily haul trips shall be limited to 204 two-way trips.

-If the haul site location is 15 miles or less from the Project site, then daily haul trips shall be limited to 138 two-way trips.

-If the haul site location is 20 miles or less from the Project site, then daily haul trips shall be limited to 102 two-way trips.

These notes also shall be specified in bid documents issued to prospective construction contractors. The construction contractor shall keep daily logs of all soil import-related haul trips to and from the Project site, and shall make these logs available to County staff for inspection upon request.

This condition implements mitigation measure AQ-3

60.PLANNING. 27

MAP - CONSTRUCTION HOURS

RECOMMND

Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that whenever a construction site is located within one-quarter (1/4) mile of an occupied residence or residences construction activities shall be limited between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

This condition implements mitigation measure N-1

60.PLANNING. 28

MAP - NOISE ABATEMENT PLAN

RECOMMND

A Noise Abatement Plan shall be prepared and submitted to the County for review and approval prior to issuance of grading permits. The plan shall depict the location of construction equipment and how the noise from this equipment will be reduced during construction of the Project through the use of such methods as:

-During all Project site construction, the construction contractors shall equip all construction equipment, fixed

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60.PLANNING. 28

MAP - NOISE ABATEMENT PLAN (cont.)

RECOMMND

or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receivers nearest the Project site.

-The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receivers nearest the Project site (i.e., to the east) during all Project construction.

-In order to reduce nighttime noise level contributions, it is recommended that outgoing flatbed trailer loading occur during the daytime or evening hours before Project site delivery, and that the loaded trailer be parked near the driveway to the site. This will reduce the duration of equipment pick-up activity noise and increase the distance between the nearest noise receivers.

-The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May).

-No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive properties.

This condition implements mitigation measure N-1

60.PLANNING. 29

MAP - BLASTING NOISE PLAN

RECOMMND

Prior to issuance of grading permits that include hard rock areas, a Blasting Noise and Vibration Monitoring and Abatement Plan shall be prepared and submitted to the County. The Blasting Noise and Vibration Monitoring and Abatement Plan shall include the following requirements:

-Pre-blasting inspections shall be offered to homes within 200 feet of the hard rock areas.

-Existing damage of each structure shall be documented.

-Post-blasting inspections shall be offered to assess new

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60.PLANNING. 29

MAP - BLASTING NOISE PLAN (cont.)

RECOMMND

or additional damage to each residential structure once blasting activities have ceased.

-Traditional rock blasting methods shall not occur within 200 feet from any residential home. In these areas rock breaking must be performed with nonexplosive methods.

-Blasting mats shall be used whenever feasible to further reduce the noise from blasting activities.

-Nearby residential homes shall be notified via postings on the construction site 24 hours before the occurrence of major construction related noise and vibration impacts (such as grading and rock blasting) which may affect them.

-The County may impose conditions and procedures on the blasting operations as necessary. The construction contractor shall comply with these measures for the duration of the blasting permit. The County may inspect the blast site and materials at any reasonable time (pursuant to County of Riverside Ordinance No. 787).

This condition implements mitigation measure N-1

TRANS DEPARTMENT

60.TRANS. 1

MAP - SUBMIT GRADING PLAN

RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2

MAP - 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://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>

60.TRANS. 3

MAP - SUBMIT FINAL WQMP

RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1

MAP - TRAIL GRADE

RECOMMND

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

70.PARKS. 2

MAP - TRAIL GRADE INSPECTION

RECOMMND

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

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70. PRIOR TO GRADING FINAL INSPECT

70.PARKS. 2 MAP - TRAIL GRADE INSPECTION (cont.) RECOMMND

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

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PHASE IV REPORT RECOMMND

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

70.PLANNING. 3 MAP - CURATION OF COLLECTIONS 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 through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.

a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.

b. A curation agreement with an appropriate qualified

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 MAP - CURATION OF COLLECTIONS (cont.)

RECOMMND

repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

c. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.

Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.

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.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1

USE* - WASTE MNGEMNT PLAN

RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (RESIDENTIAL):

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

1.Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse, on the project, or salvage for future use or sale.

2.Specify if construction and demolition waste materials will be sorted on-site (Source-separated) or bulk mixed (Single stream).

3.Identify diversion facilities where the construction and waste material will be taken.

4.Identify construction methods employed to reduce the amount of construction and demolition waste generated.

5.Specify that amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not both.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

EPD DEPARTMENT

80.EPD. 1 MAP - PERM FENCE INSTALLATION RECOMMND

Prior to the issuance of a building permit, all biologically sensitive areas will be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

80.EPD. 2 MAP - MSHCP UWIG RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage

Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the on-site mitigation areas or downstream to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the on-site mitigation areas or downstream to the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the on-site mitigation areas or MSHCP Conservation Area. This can be accomplished using a variety of methods including natural

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2

MAP - MSHCP UWIG (cont.)

RECOMMND

detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

*Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the on-site mitigation areas or to any downstream MSHCP Conservation Areas. Measures such as those employed to address drainage issues shall be implemented.

*Lighting

Night lighting shall be directed away from the on-site mitigation areas to protect species within it. Shielding shall be incorporated into project designs to ensure ambient lighting in the on-site mitigation areas is not increased.

*Noise

Proposed noise generating land uses affecting the on-site mitigation areas or MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the on-site mitigation areas or MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

*Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area or on-site mitigation areas, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area or on-site mitigation areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas or on-site mitigation areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and on-site mitigation areas and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

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80.EPD. 2 MAP - MSHCP UWIG (cont.) (cont.)

RECOMMND

*Barriers

Proposed land uses adjacent to the MSHCP Conservation Area or on-site mitigation areas shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

*Grading/Land Development and/or Fuel Modification Activities

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area or on-site mitigation areas.

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. 3 MAP-RESIDENTIAL FIRE SPRINKLER

RECOMMND

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

West County- Riverside Office 951-955-4777

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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. 3 MAP ADP FEES

RECOMMND

Tract Map 36730 is located within the limits of the Southwest Riverside 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.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT

RECOMMND

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

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 MAP - COLOR SCHEME RECOMMND

Colors/materials shall conform substantially to those shown on approved DESIGN GUIDELINES.

80.PLANNING. 5 MAP - PARKING SPACES RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

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

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

80.PLANNING. 8 MAP - TRASH ENCLOSURES RECOMMND

Prior to the construction of any trash enclosure, a building permit for said enclosure shall be obtained from the County Department of Building and Safety.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

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

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

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80.PLANNING. 14

MAP - ENTRY MONUMENT PLOT PLAN (cont.)

RECOMMND

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

The plot plan shall contain the following elements:

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

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

80.PLANNING. 15

MAP - MODEL HOME COMPLEX

RECOMMND

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

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

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

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80.PLANNING. 15

MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

5. Show typical model tour sign locations and elevation.

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

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

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

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

80.PLANNING. 16

MAP - BUILDING SEPARATION 2

RECOMMND

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

80.PLANNING. 17

MAP - FINAL SITE PLAN

RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines and project specific DESIGN GUIDELINES.

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

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

RECOMMND

within that plot plan.

The plot plan shall contain the following elements:

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

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

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

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

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

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

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

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

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

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

provide specifications that shall be approved by the Planning Department).

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

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

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

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

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

80.PLANNING. 19 MAP - ENERGY DEMAND CALCS

RECOMMND

Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the County Planning Department demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 10% increase in energy efficiencies beyond 2013 California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the Project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features

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80.PLANNING. 19

MAP - ENERGY DEMAND CALCS (cont.)

RECOMMND

that would reduce energy consumption and promote energy conservation would also be acceptable):

-Increase in insulation such that heat transfer and thermal bridging is minimized.

-Limit air leakage through the structure and/or within the heating and cooling distribution system.

-Use of energy-efficient space heating and cooling equipment.

-Installation of dual-paned or other energy efficient windows.

-Use of interior and exterior energy efficient lighting that exceeds the incumbent California Title 24 Energy Efficiency performance standards.

-Installation of automatic devices to turn off lights where they are not needed.

-Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings.

-Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors.

-Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems.

-Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.

This condition implements mitigation measure AQ-1 and GG-1.

80.PLANNING. 20

MAP - CONSTRUCTION HOURS

RECOMMND

Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that whenever a construction site is located within one-quarter (1/4) mile of an occupied residence or

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - CONSTRUCTION HOURS (cont.)

RECOMMND

residences construction activities shall be limited between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

This condition implements mitigation measure N-1

80.PLANNING. 21 MAP - INTERIOR NOISE MIT

RECOMMND

To satisfy the County of Riverside 45 dBA CNEL interior noise level criteria, lots facing El Sobrante Road and McAllister Street will require a Noise Level Reduction (NLR) of up to 27.1 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning). In order to meet the County of Riverside 45 dBA CNEL interior noise standards the Project shall provide the following or equivalent Project Design Features:

Windows:

-All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27.

-Lots 84 to 93 adjacent to El Sobrante Road will require upgraded second floor windows with a minimum STC rating of 31.

Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.

Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

Attic: Attic vents should be oriented away from El Sobrante Road and McAllister Street. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.

Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21

MAP - INTERIOR NOISE MIT (cont.)

RECOMMND

when the room is in use. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the Uniform Mechanical Code. Wall mounted air conditioners shall not be used.

Furnishings: All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad.

With the interior Project Design Features provided in this study, the proposed Lake Ranch (Tract No. 36730) is expected to meet the County of Riverside 45 dBA CNEL interior noise level standards for residential development.

A final noise study shall be prepared prior to obtaining building permits for the Project. This report would finalize the Project Design Features proposed in this study using the precise grading plans and actual building design specifications, and may include additional abatement, if necessary, to meet the County of Riverside 45 dBA CNEL interior noise level standard.

This condition implements mitigation measure N-3

80.PLANNING. 22

MAP - DAM INUNDATION DISCLOSUR

RECOMMND

Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that all home deeds include a disclosure about the Project site's location within a dam inundation hazard area. Additionally, as part of future home sale documentation, the Project Applicant shall provide each new homeowner a copy of the Federal Emergency Management Agency's informational brochure, entitled "Living with Dams: Know Your Risks (FEMA P-956)." Additionally, each new homeowner shall be provided with informational materials from the Riverside County Fire Department's Community Emergency Response Team (CERT), including information about CERT's role in helping communities address potential impacts due to natural and man-made hazards, and information relating to how future residents can become involved and undergo CERT training to assist the future residents of the community in the event of failure of the Lake Mathews Dam.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along El Sobrante and McAllister Street.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

80.TRANS. 2 MAP - TS/DESIGN

RECOMMND

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

None

80.TRANS. 3 MAP-TS/CITY FAIR SHARE (MTR-2)

RECOMMND

Prior to the issuance of any building permits, the applicant shall approach the City of Riverside to pay standard traffic impacts fees for intersections within the City limits which are impacted by the project. The project proponent shall pay the standard traffic impacts fees in accordance with the fee schedule in effect at the time of building permit issuance. Receipt(s) and a letter for fees paid shall be provided to the County in order to pull building permit(s).

80.TRANS. 4 MAP - TS/FAIR SHARE

RECOMMND

The traffic study for the project recommends a traffic signal for the intersection of McAllister Street (NS) at El Sobrante Road (EW). Since this intersection is not a covered facility in the County's DIF program, the project

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 MAP - TS/FAIR SHARE (cont.) RECOMMND

proponent shall pay its fair share towards the cost of a future traffic signal at the location. The traffic study calculated the project's percentage of new traffic to be 9.3%.

80.TRANS. 5 MAP - TS/GEOMETRICS RECOMMND

The intersection of McAllister Street (NS) at Driveway 1 (EW) shall be improved to provide the following geometrics:

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

The intersection of Driveway 2 (NS) at El Sobrante Road (EW) shall be improved to provide the following geometrics:

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

80.TRANS. 6 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 MAP - IMPLEMENT WQMP (cont.) RECOMMND
 owners/occupants.

80.TRANS. 7 MAP - ESTABLISH MAINT ENTITY RECOMMND

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

80.TRANS. 8 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

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

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

When applicable, plans shall include the following components:

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

NOTE: When the Landscaping Plot Plan is located within a

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80.TRANS. 8 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

special district such as LMD/CFD, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

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

80.TRANS. 9 MAP - LC LANDSCAPE SECURITY RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

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

80.TRANS. 10 MAP - LC LNDSCPNG PROJ SPECIFI RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 10 MAP - LC LNDSCPNG PROJ SPECIFI (cont.) RECOMMND

1. El Sobrante Road and McAllister Street shall be maintained by a Landscape Maintenance District (LMD/CFD).
2. Water Quality and Detention Basins shall be landscaped sufficiently to provide filtration as required by WQMP.
3. Project shall not exceed 0.50ETO in County rights-of-way (ROW).
4. Project shall use County Standard Irrigation and Planting details.
5. Plans shall comply with Lake Matthews / Woodcrest Area Plan and El Sobrante Policy Area, including designated scenic highway for El Sobrante Road. Project shall provide riding and hiking trails along El Sobrante Road and McAllister Street to tie in to the County system of regional trails.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 MAP - BMP GPS COORDINATES (cont.) RECOMMND

coordinates for the location of the project - specific WQMP treatment control BMPs.

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

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

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

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

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

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

1. Precise grade inspection.

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

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

2. Completion of drainage swales, berms and required 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

MAP - PRECISE GRDG APPROVAL (cont.)

RECOMMND

Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

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

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

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

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

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2

MAP BMP - EDUCATION

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

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

90.FLOOD RI. 3 MAP FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the recorded map until the new storm drain and regional detention basin are deemed substantially complete.

90.FLOOD RI. 4 MAP IMPLEMENT WQMP

RECOMMND

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

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL

RECOMMND

Prior to the issuance of the 135 occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

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90.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the 135 occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct a six (6) foot high decorative block wall on lots adjacent to McCallister Streets and El Sobrante Road. 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.

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

If a district, agency, or other authority is created to collect Quimby Fees applicable to the project's area, 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 this Quimby Fee authorized organization. If no such organization or authority is in effect at building permit final inspection, this condition shall not apply.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10

MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 103.62 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 11

MAP - MITIGATION MONITORING

RECOMMND

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

Environmental Assessment No. 42710.

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

90.PLANNING. 12

MAP- ROLL-UP GARAGE DOORS

RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1

MAP - WRCOG TUMF (MTR-1)

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.TRANS. 2 MAP - STREETLIGHTS INSTALL RECOMMND

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

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

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 4 MAP - 80% COMPLETION RECOMMND

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

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

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90.TRANS. 4

MAP - 80% COMPLETION (cont.)

RECOMMND

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

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

90.TRANS. 5

MAP - LANDSCAPING

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

Landscaping shall be improved within El Sobrante Road and McAllister Street.

90.TRANS. 6 MAP - TS/INSTALLATION RECOMMND

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

None

90.TRANS. 7 MAP - BMP EDUCATION RECOMMND

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

90.TRANS. 8 MAP - BMP MAINT AND INSPECTION RECOMMND

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

-OR

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

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90.TRANS. 8 MAP - BMP MAINT AND INSPECTION (cont.) RECOMMND

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

90.TRANS. 9 MAP - LC LNDSCP INSPECT DEPOSI RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 10 MAP - LNDSCP INSPECTION RQMT RECOMMND

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

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80,TRANS. _____ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS. _____ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.