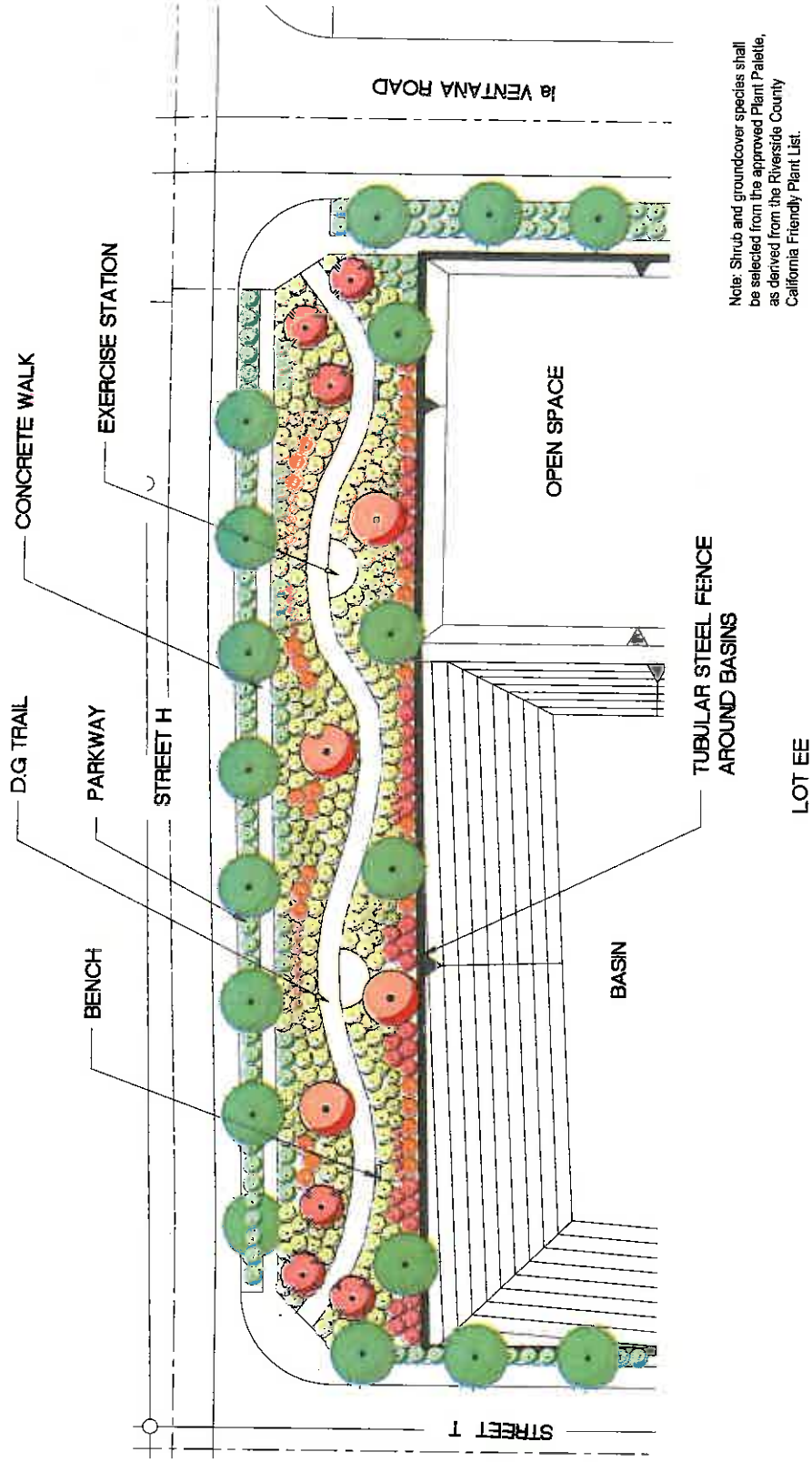


LA VENTANA RANCH

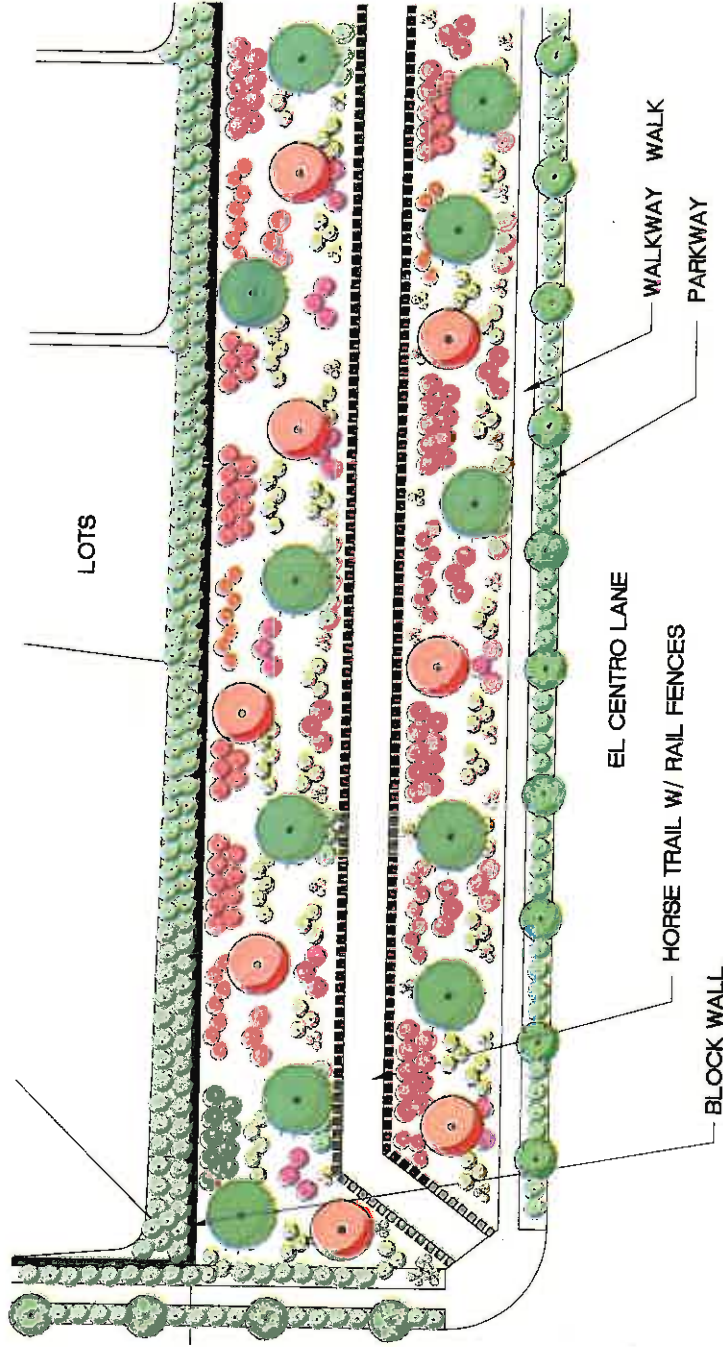
Typical Paseo Landscaping
Lot EE
Figure 11



Note: Shrub and groundcover species shall be selected from the approved Plant Palette, as derived from the Riverside County California Friendly Plant List.

LA VENTANA RANCH

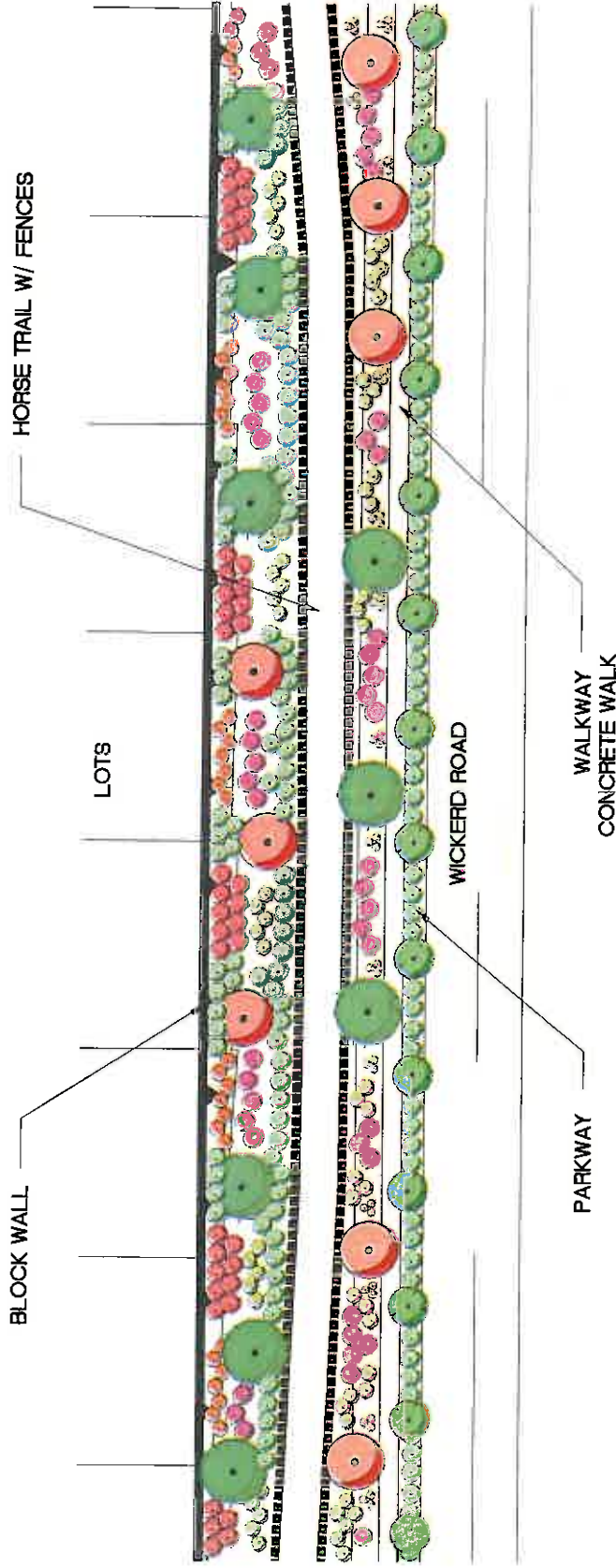
El Centro Lane Landscaping
Figure 13



Note: Shrub and groundcover species shall be selected from the approved Plant Palette, as derived from the Riverside County California Friendly Plant List.

LA VENTANA RANCH

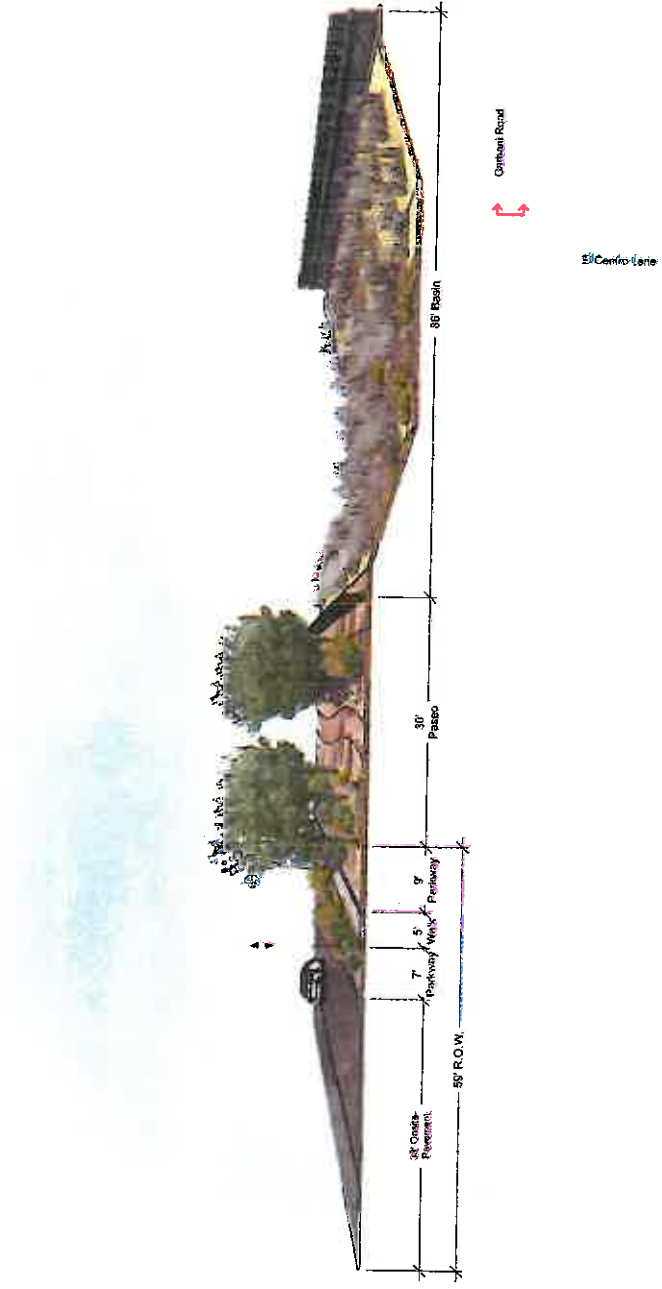
Wickerd Road Landscaping
Figure 15



Note: Shrub and groundcover species shall be selected from the approved Plant Palette, as derived from the Riverside County California Friendly Plant List.

LA VENTANA RANCH

Conceptual Garbani Road and
Paseo Section
Figure 16

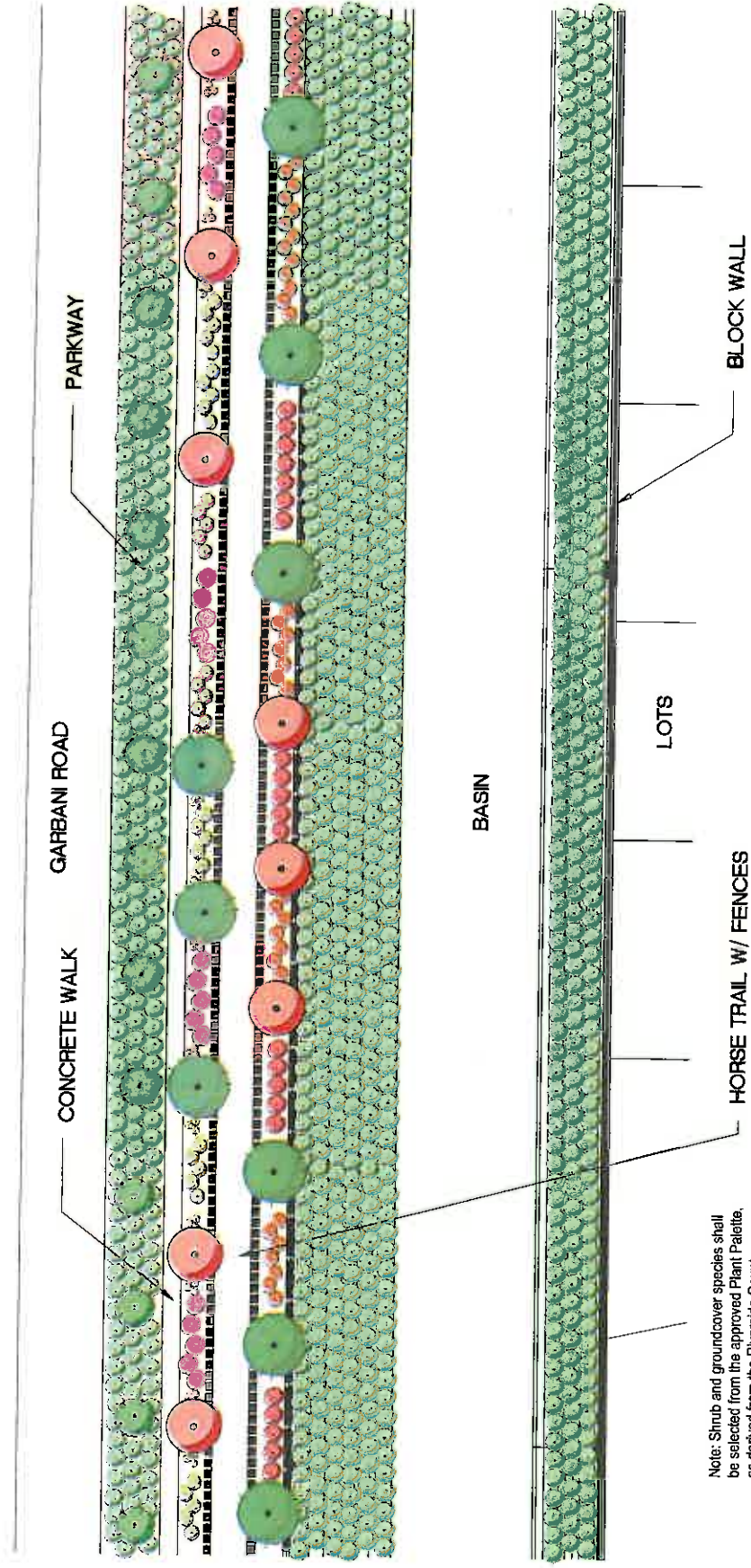


Note: This is a conceptual section of what Garbani Road and the Paseo / Landscape setback area may look like in the La Ventana Ranch community, the actual design and materials may vary.



LA VENTANA RANCH

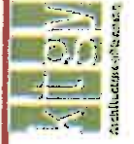
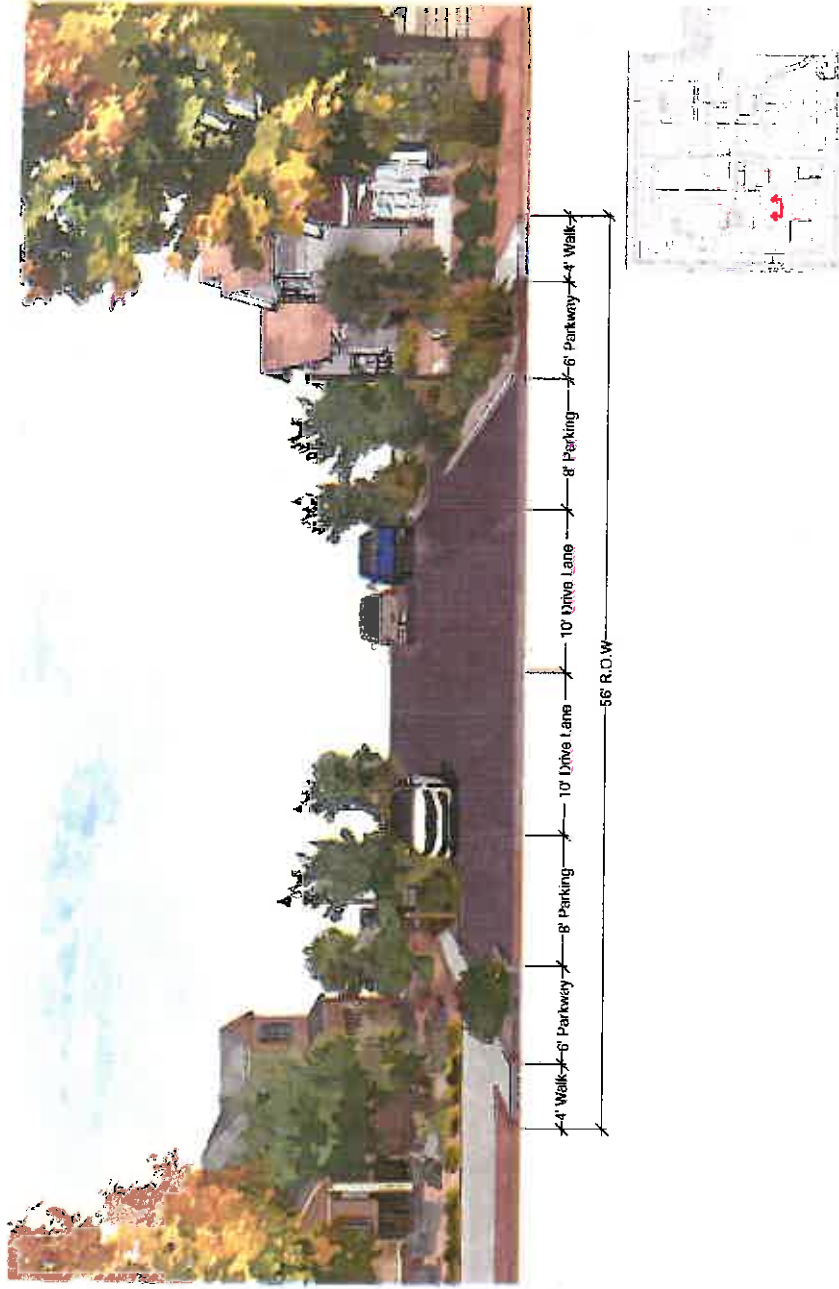
Garbani Road Landscaping
Figure 17



Note: Shrub and groundcover species shall be selected from the approved Plant Palette, as derived from the Riverside County California Friendly Plant List.

LA VENTANA RANCH

Conceptual Neighborhood
Roadway & Parkway Section
Figure 18





Note: This is a conceptual view of what a typical parkway areas may look like in the, the actual design, and materials may vary.

LA VENTANA RANCH

Conceptual Project Entry
Figure 20



Note: This is a conceptual depiction of the proposed project entry to be built in the LaVentana Ranch community, the actual design and materials may vary.

LA VENTANA RANCH

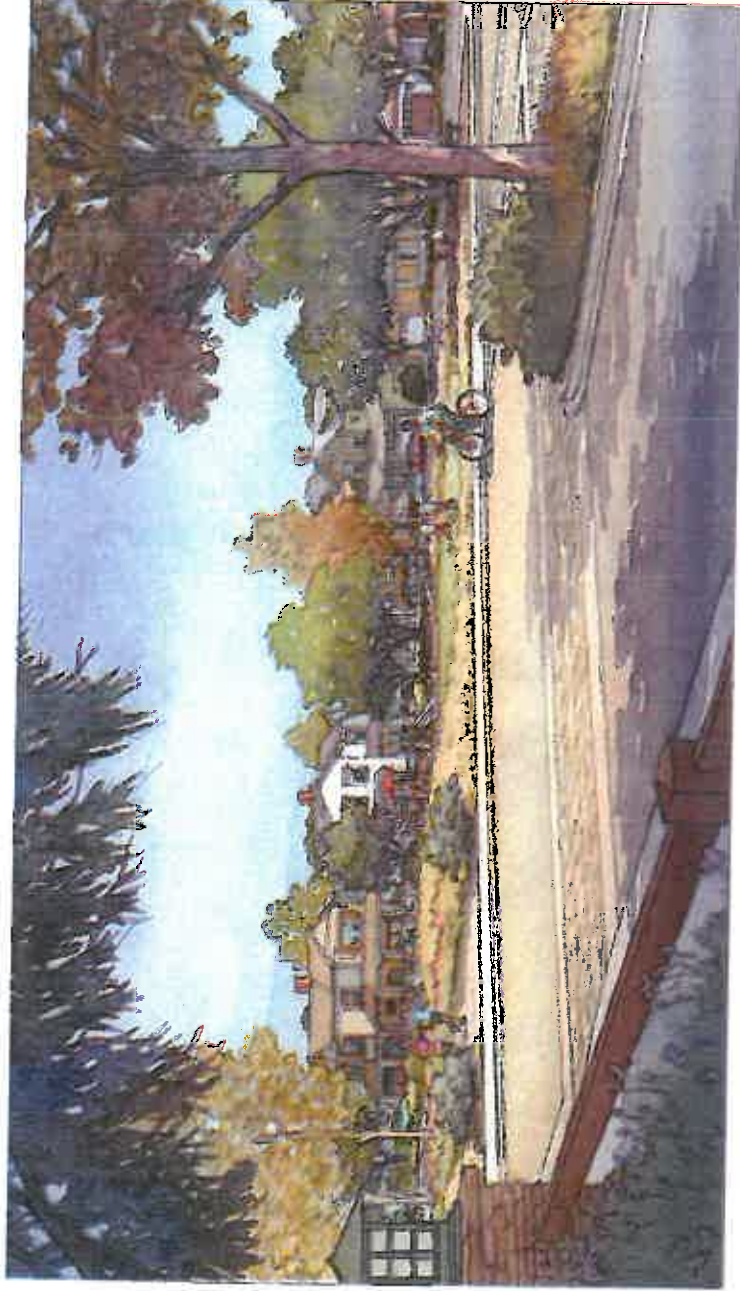
**Conceptual Paseo and
Community Club House
Figure 21**



Note: This is a conceptual view of what a typical paseo areas may look like with a Club House in one of the pocket park areas, the actual design, location, and materials may vary.

LA VENTANA RANCH

Conceptual Neighborhood
Park
Figure 22



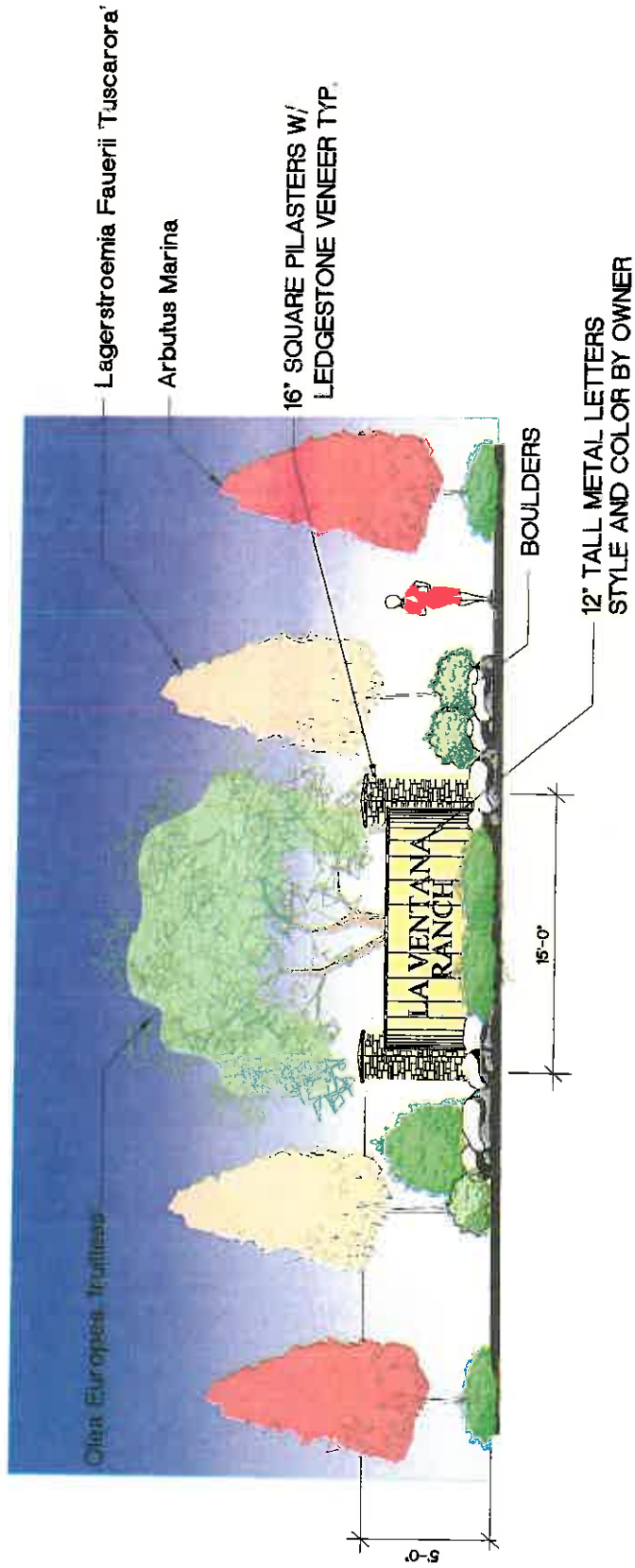
Note: This is a conceptual view of what a typical LaVentana Ranch neighborhood park areas may look like in the, the actual design, amenities and materials may vary.



LA VENTANA RANCH

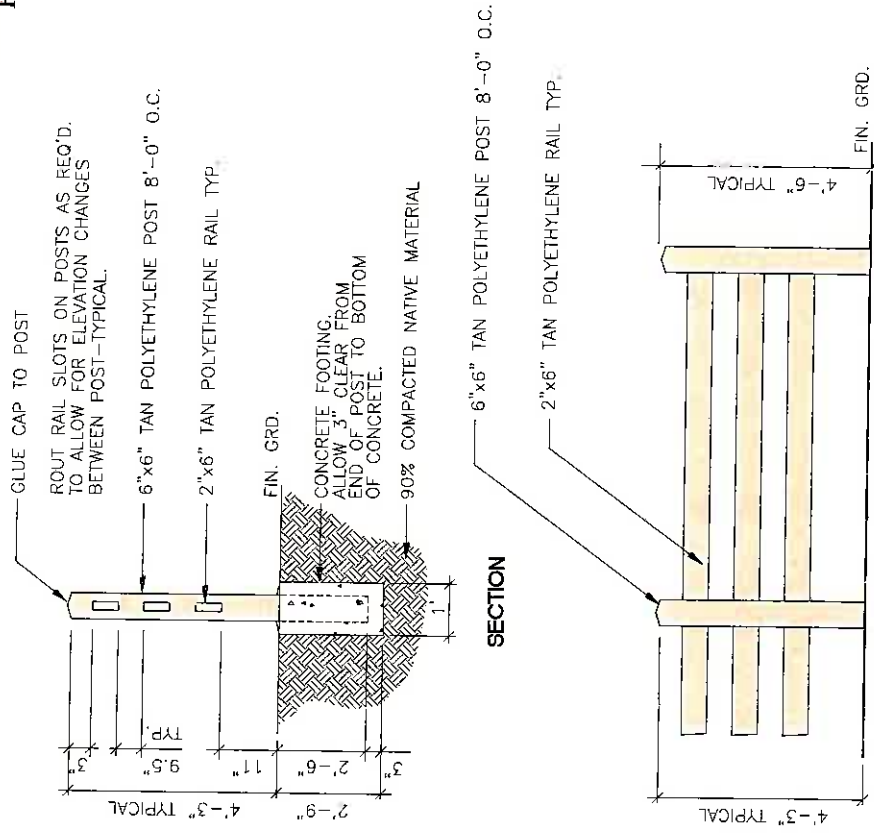
Entry Monument Details
Figure 23

Note: Shrub and groundcover species shall be selected from the approved Plant Palette, as derived from the Riverside County California Friendly Plant List.



LA VENTANA RANCH

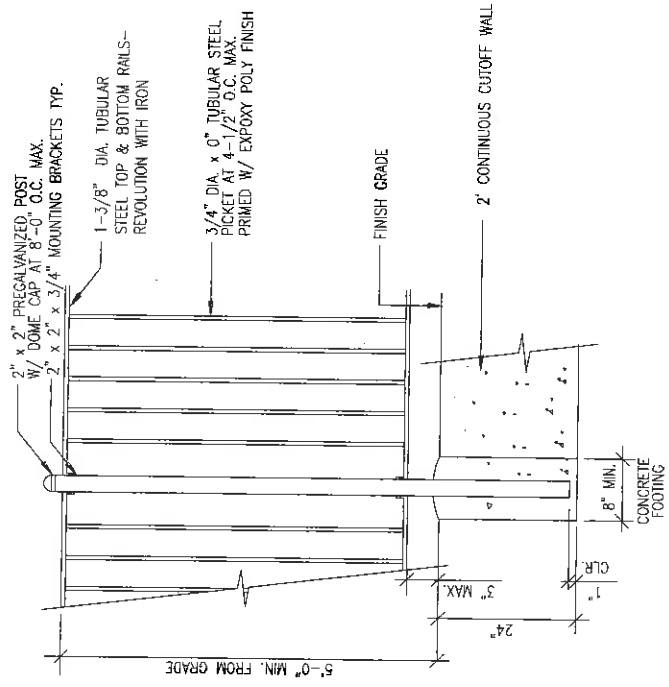
Fence Details
Figure 24



ELEVATION
 NOTE: ALL FENCE MATERIALS ARE CONSTRUCTED OF TAN HIGH DENSITY POLYETHYLENE.

3 Rail Fence

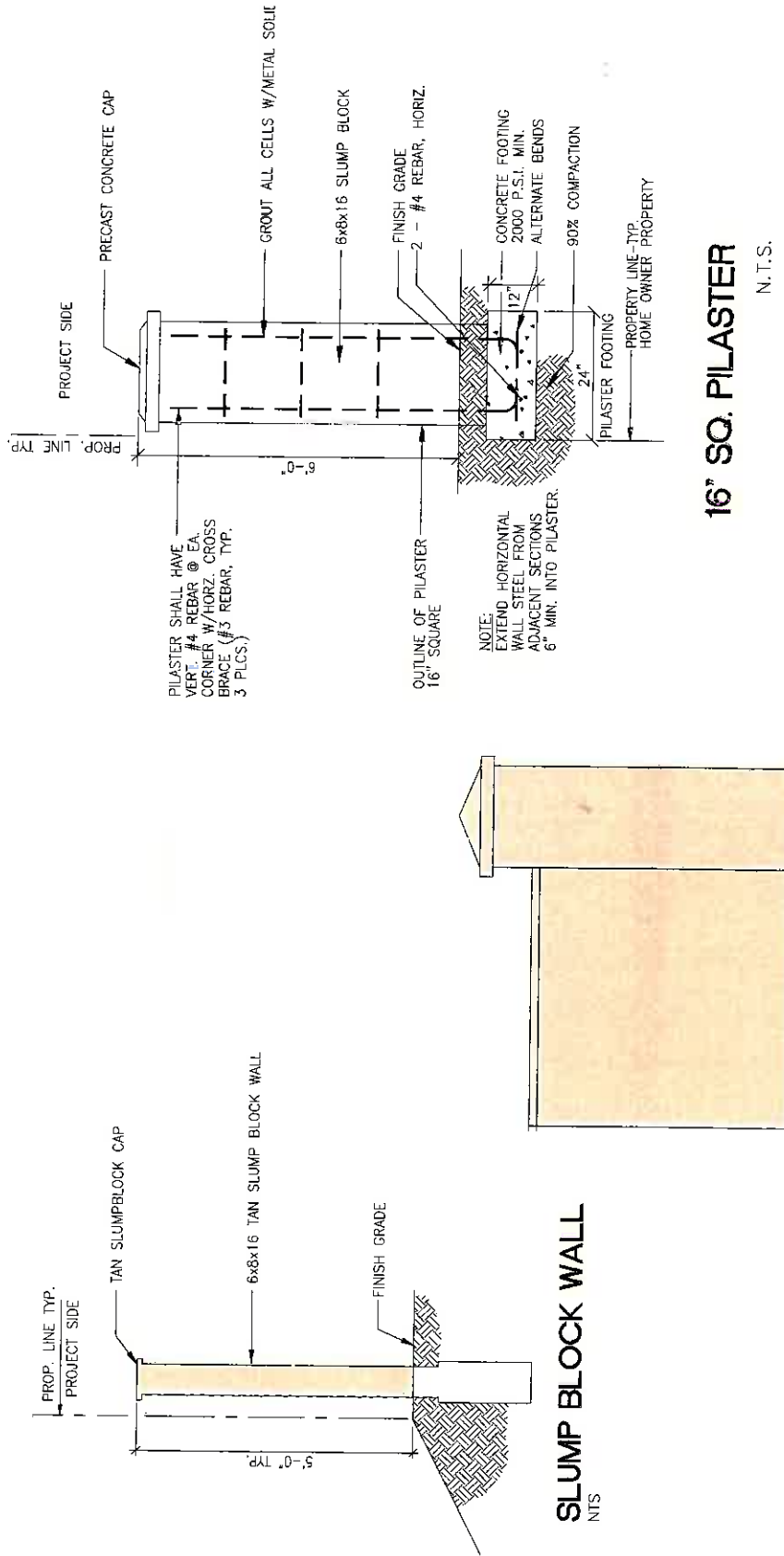
NTS SEE FENCE AND WALL PLAN FOR LOCATIONS



View Fence
 NTS

Fence Elevations



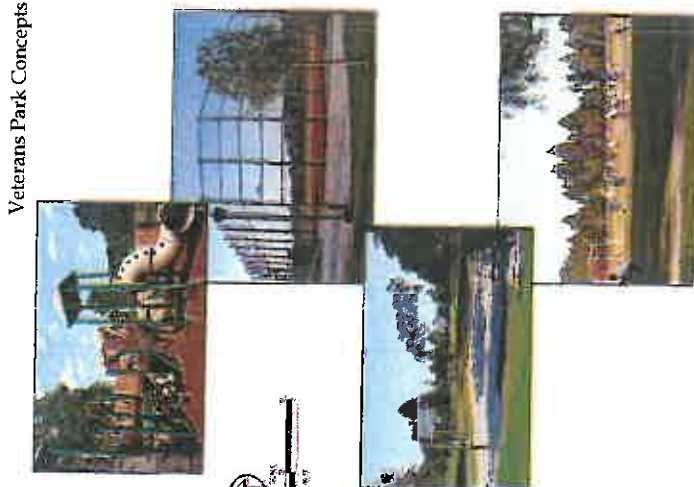
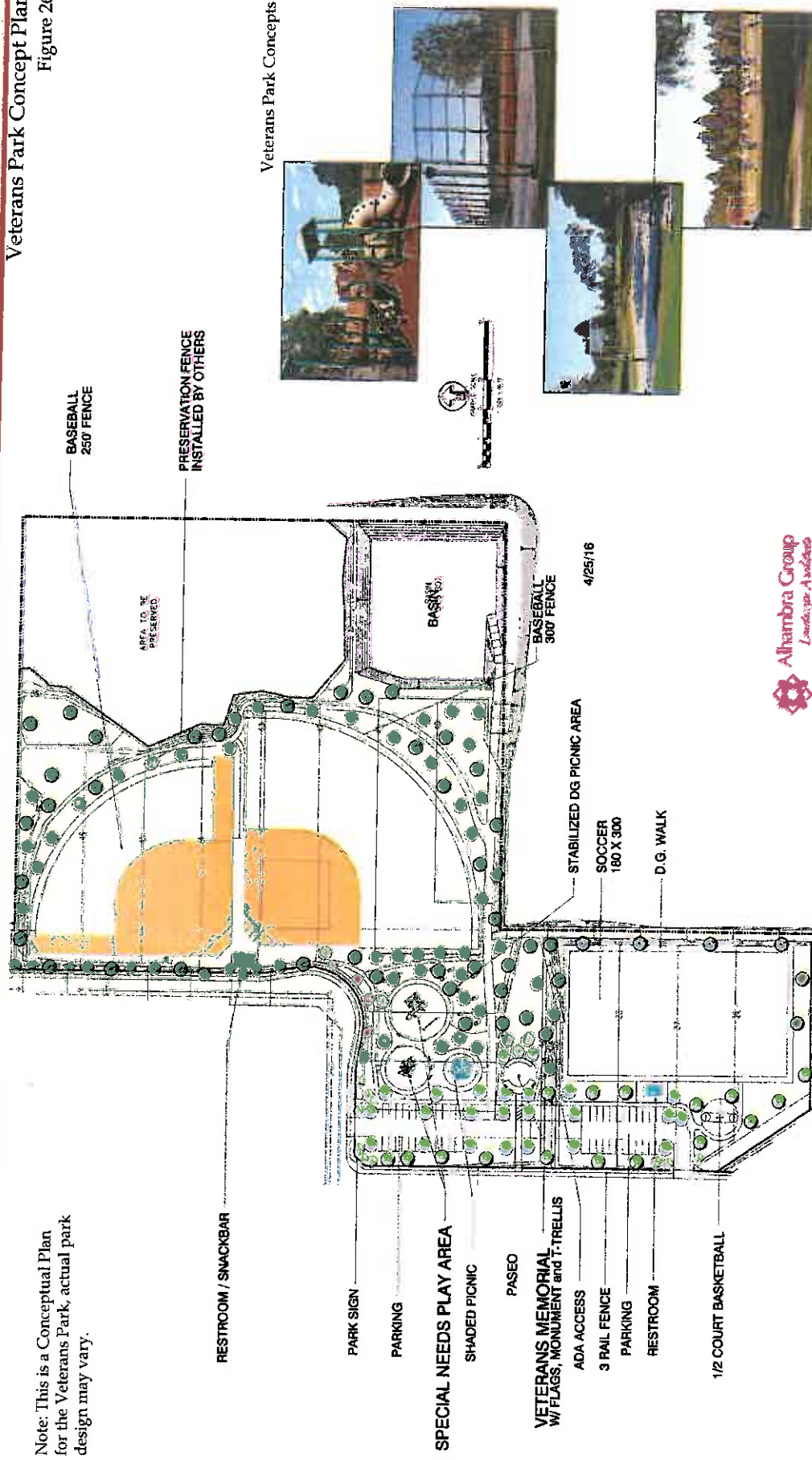


SLUMP BLOCK WALL and PILASTER ELEVATION
NTS

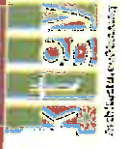
LA VENTANA RANCH

Veterans Park Concept Plan Figure 26

Note: This is a Conceptual Plan for the Veterans Park, actual park design may vary.

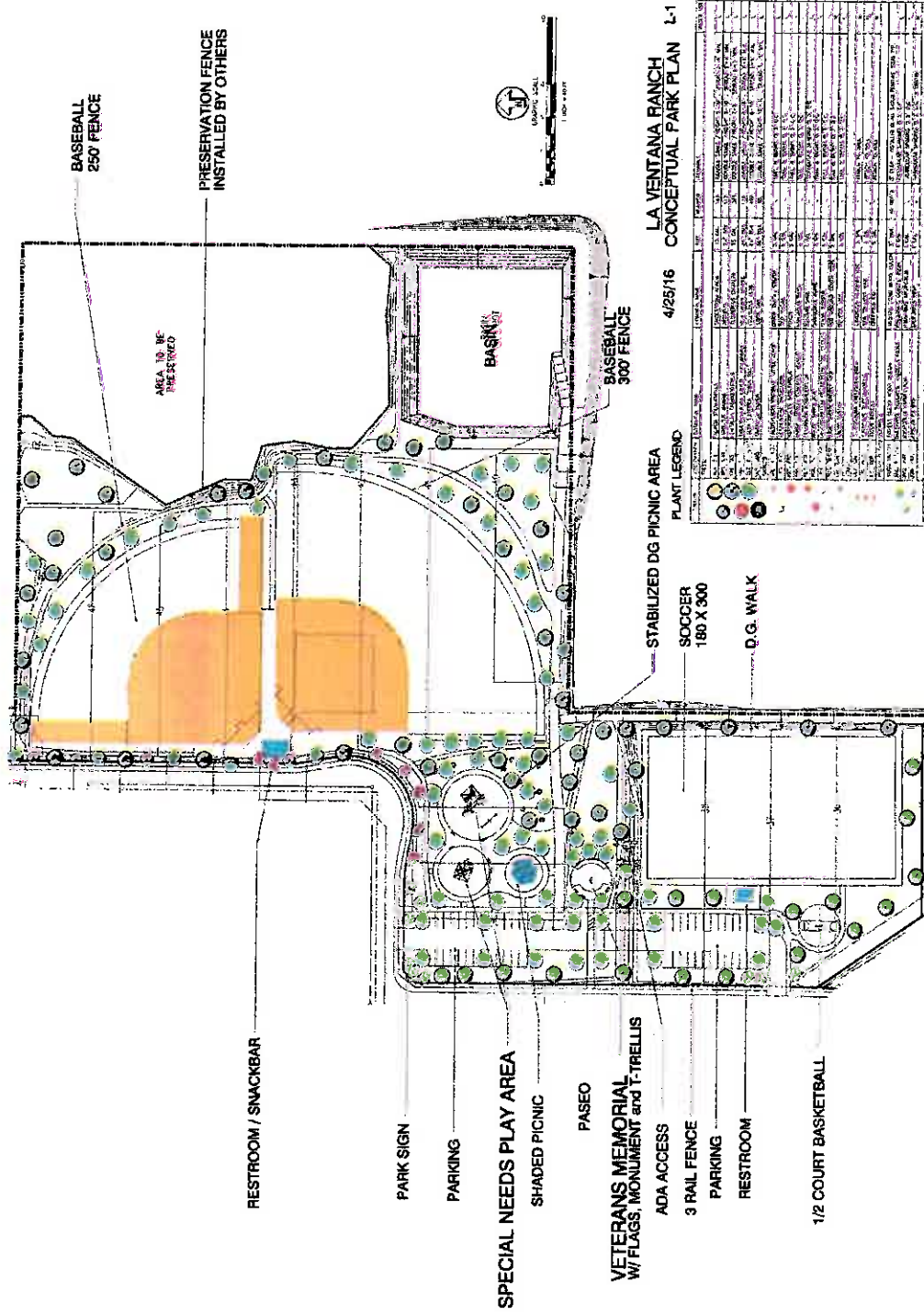


Veterans Park Concepts



LA VENTANA RANCH

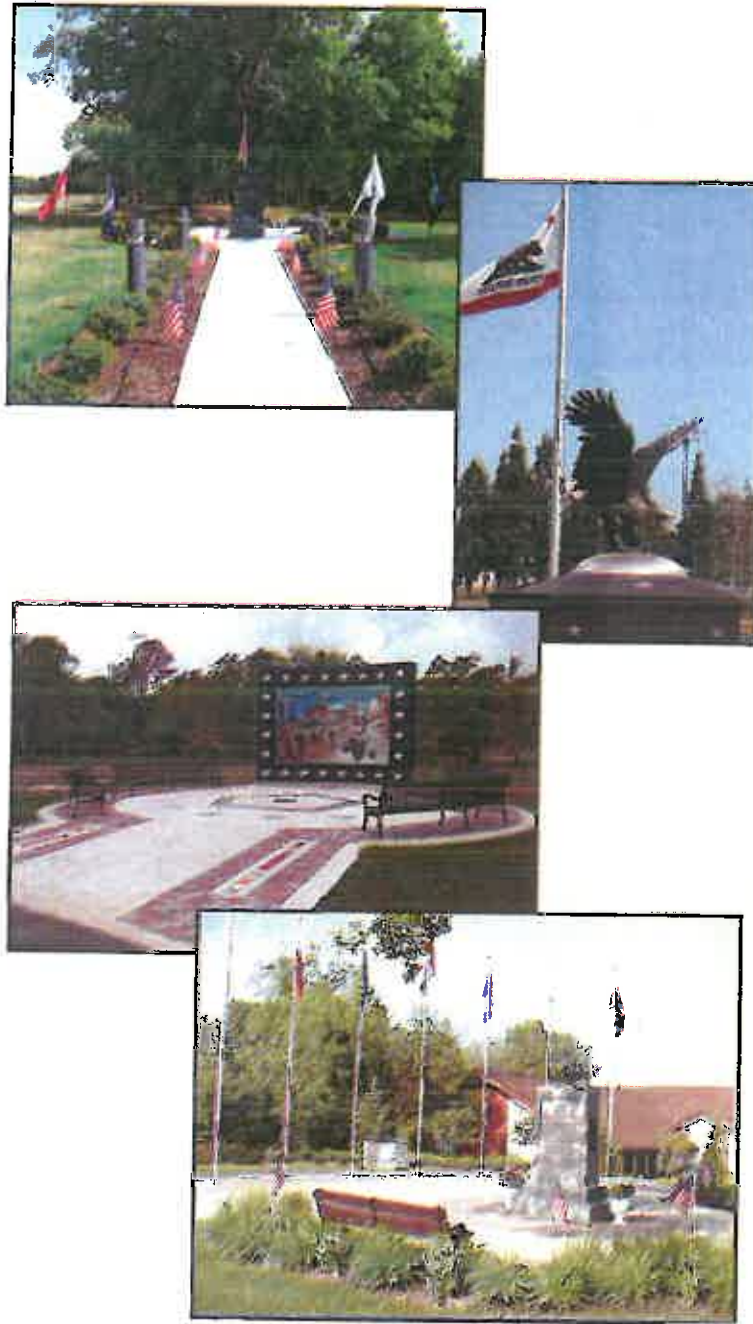
Veterans Park Landscaping
Figure 27



LA VENTANA RANCH

Veterans Memorials

Figure 28



Note: These are conceptual Ideas for the Veterans Memorial areas within the Veterans Park, actual designs, locations and elements may vary.



LA VENTANA RANCH

Special Needs Play Area Figure 29

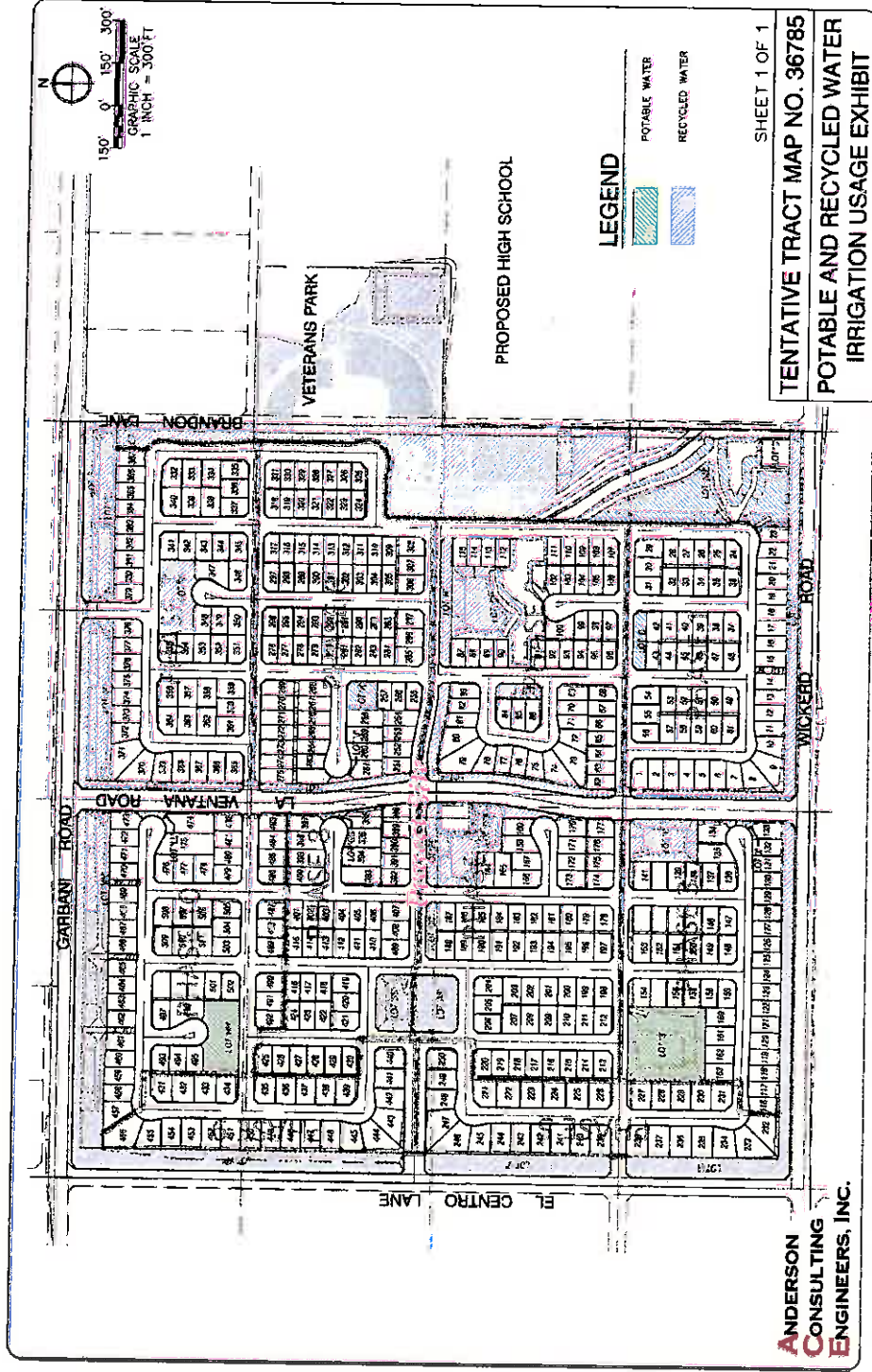


Note: This is a Conceptual Ideas for the Special Needs Play Area within the Veterans Park, actual equipment may vary.



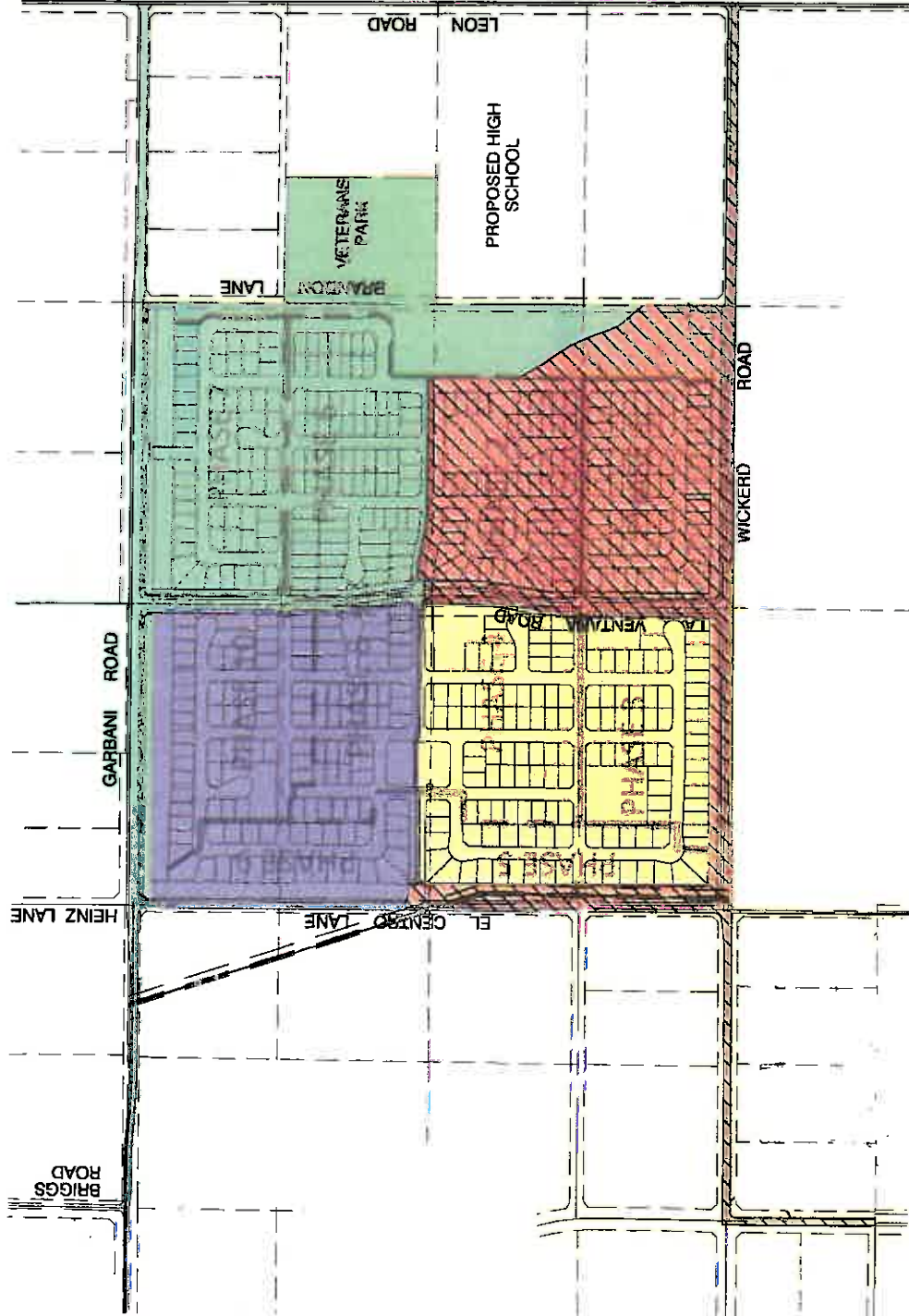
LA VENTANA RANCH

Potable & Recycled Water
Figure 30



LA VENTANA RANCH

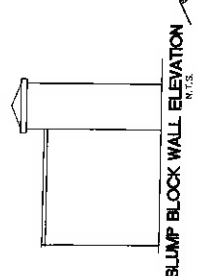
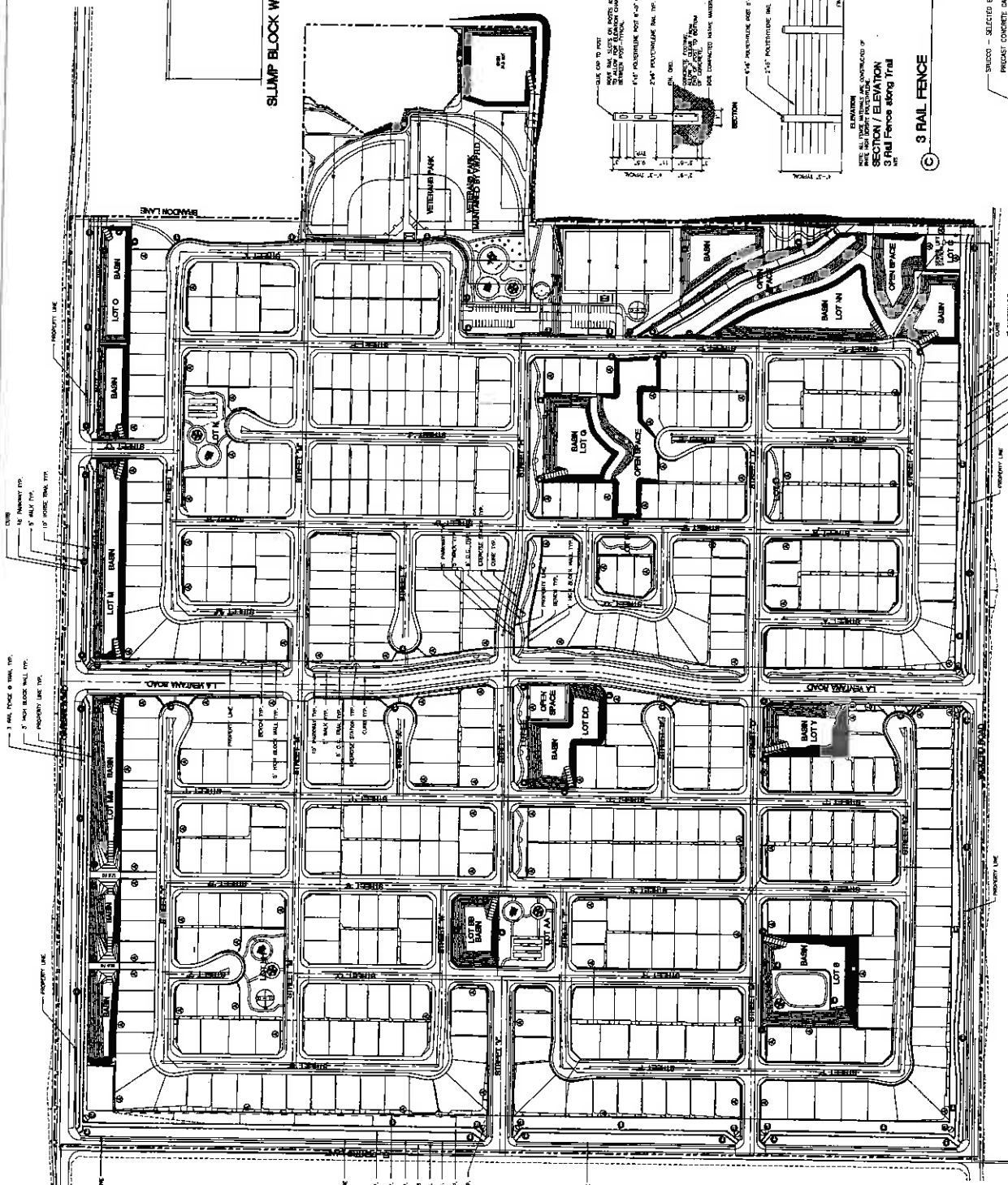
Phasing Plan
Figure 31



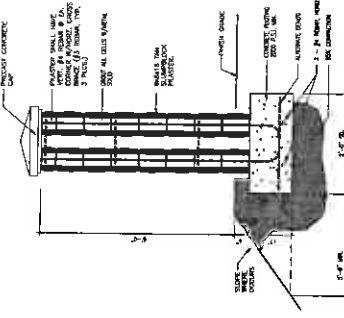
- Phase I
- Phase II
- Phase III
- Phase IIB

Note: For Detailed Phasing Information
See The Engineered Phasing On TTM.
No. 36785

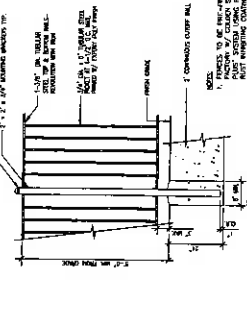
LA VENTANA RANCH FENCE and WALL PLAN TENTATIVE TRACT MAP 36785 AMENDMENT NO. 2



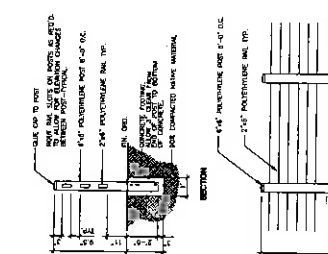
A SLUMP BLOCK WALL
 N.T.S.



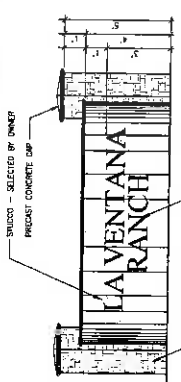
B SLUMP BLOCK PLASTER
 N.T.S.



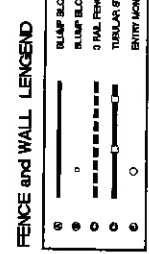
D TUBULAR STEEL FENCE
 N.T.S.



C 3 RAIL FENCE
 N.T.S.



E ENTRY MONUMENT WALL
 N.T.S.



FENCE and WALL LEGEND



PREPARED BY:
ALHAMBRA GROUP
 LANDSCAPE ARCHITECTURE
 RECREATION FACILITIES PLANNING
 1400 E. 10th Street, Suite 100, Phoenix, AZ 85016



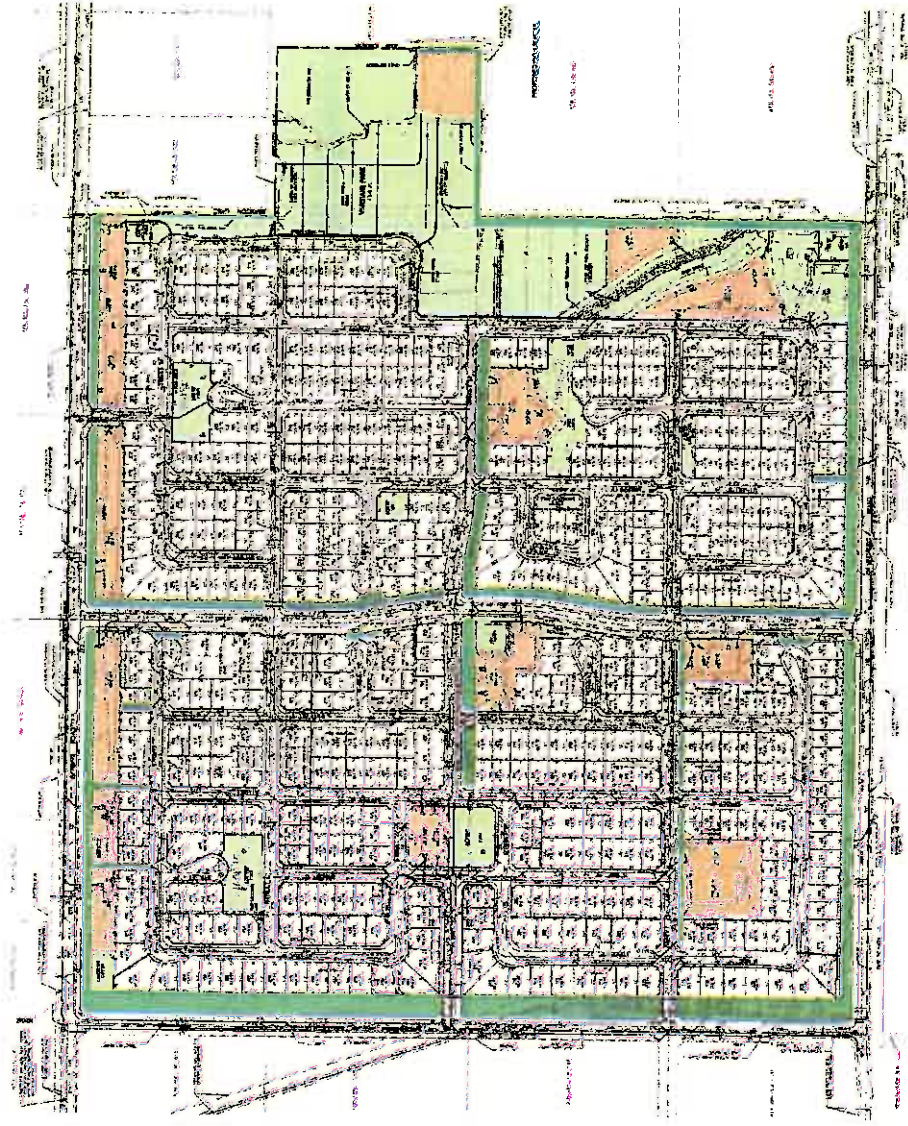
LA VENTANA RANCH
 FENCE and WALL PLAN
 TENTATIVE TRACT MAP 36785
 AMENDMENT NO. 2

DATE: 10/15/2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

LA VENTANA RANCH
 FENCE and WALL PLAN
 TENTATIVE TRACT MAP 36785
 AMENDMENT NO. 2

LA VENTANA RANCH

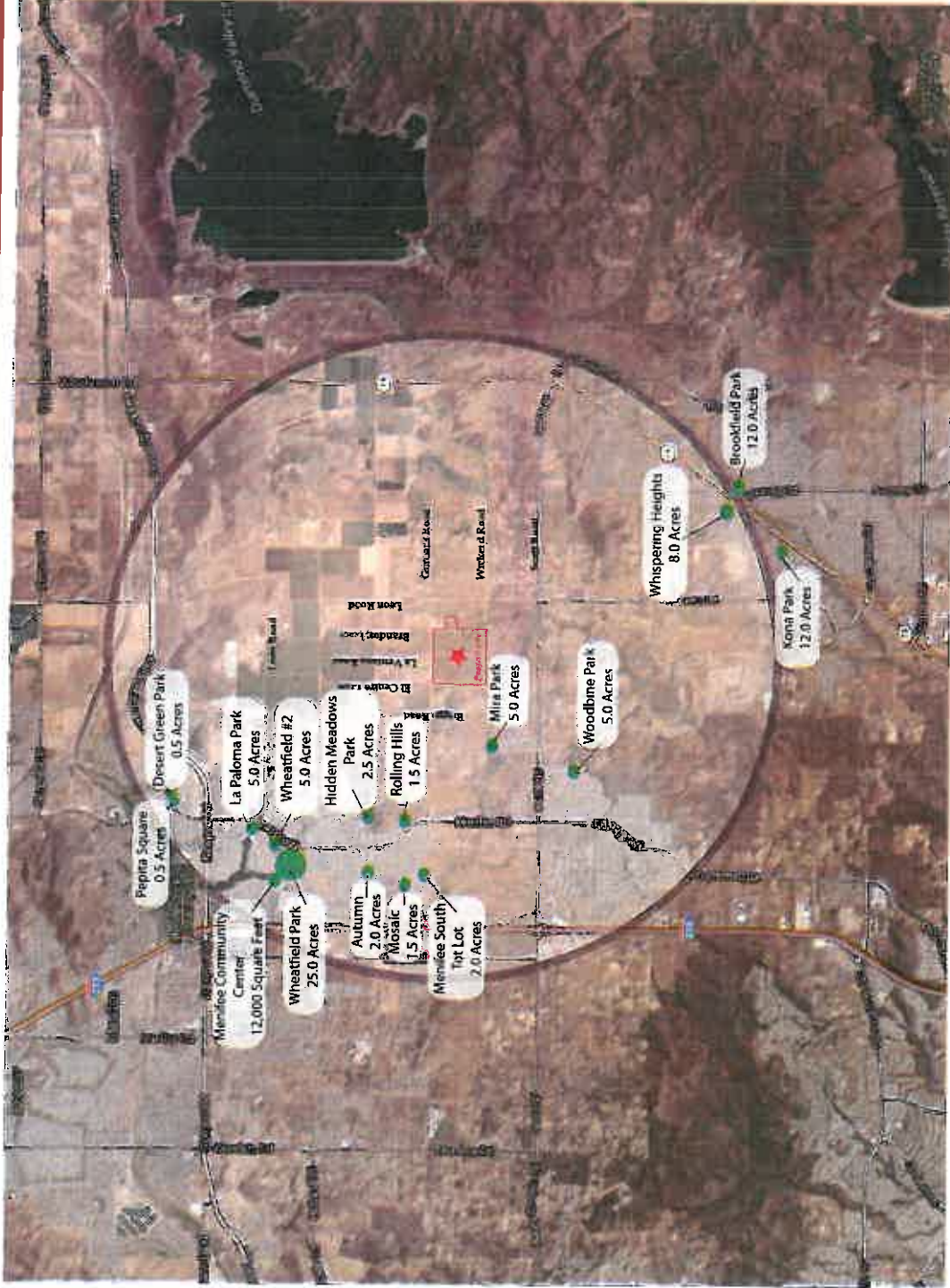
Trails / Paseos & Open Space
Figure 33A



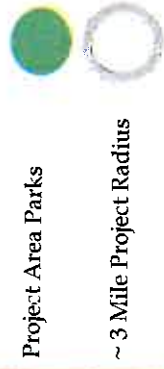
- Open Space
- Trails/Paseos
- Basins

Note: Base Map is TTM, No. 36785
April 2016

LA VENTANA RANCH



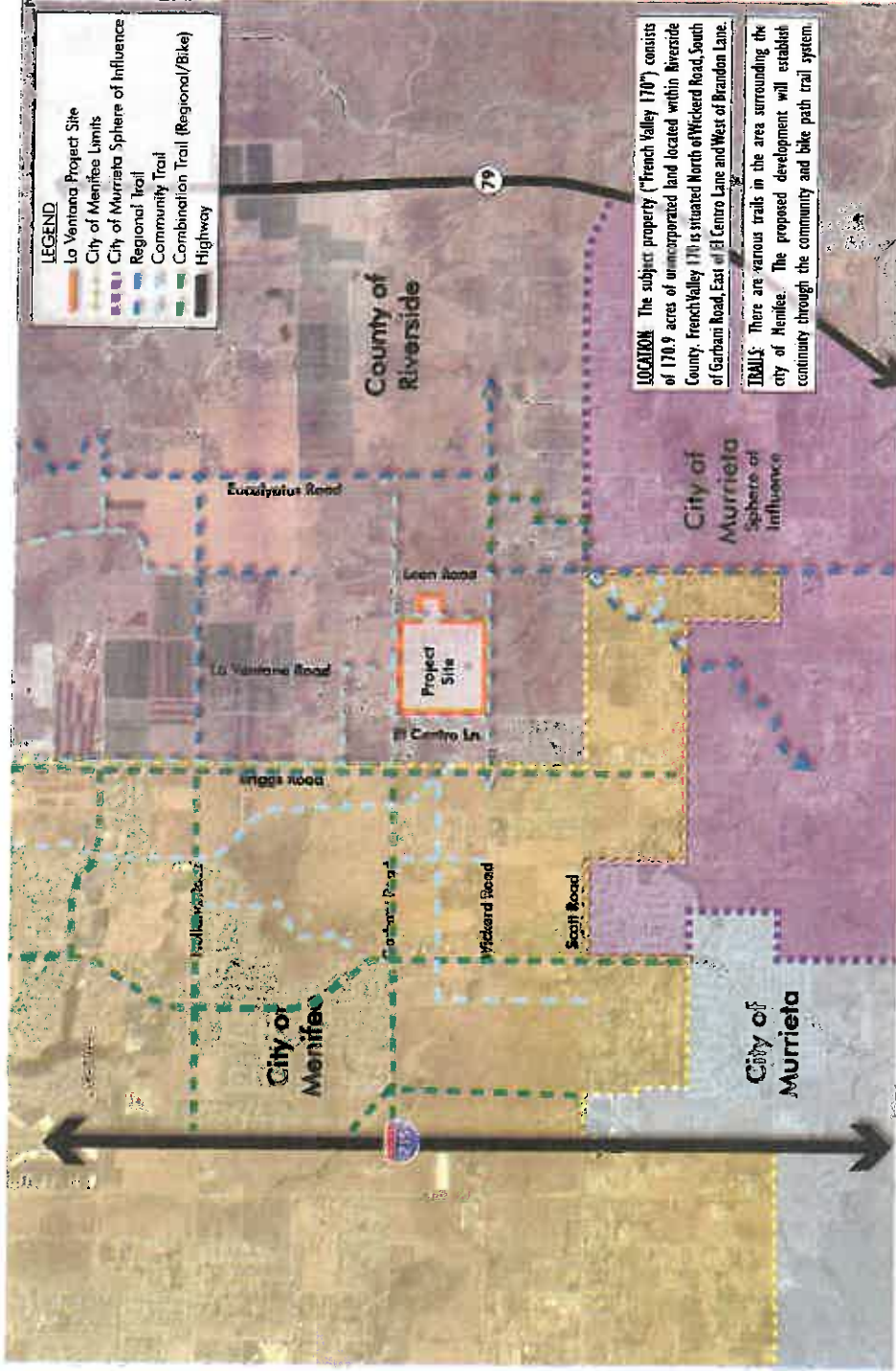
Sub-Regional Parks
Figure 33B



Note: Not to scale; the exact shape and location of the park sites shown on this exhibit are approximate.
For Illustrative purposes only.

LA VENTANA RANCH

Sub-Regional Trails
Figure 33C



Note: Not to scale: the exact location of the trail sites shown on this exhibit are approximate. For Illustrative purposes only.



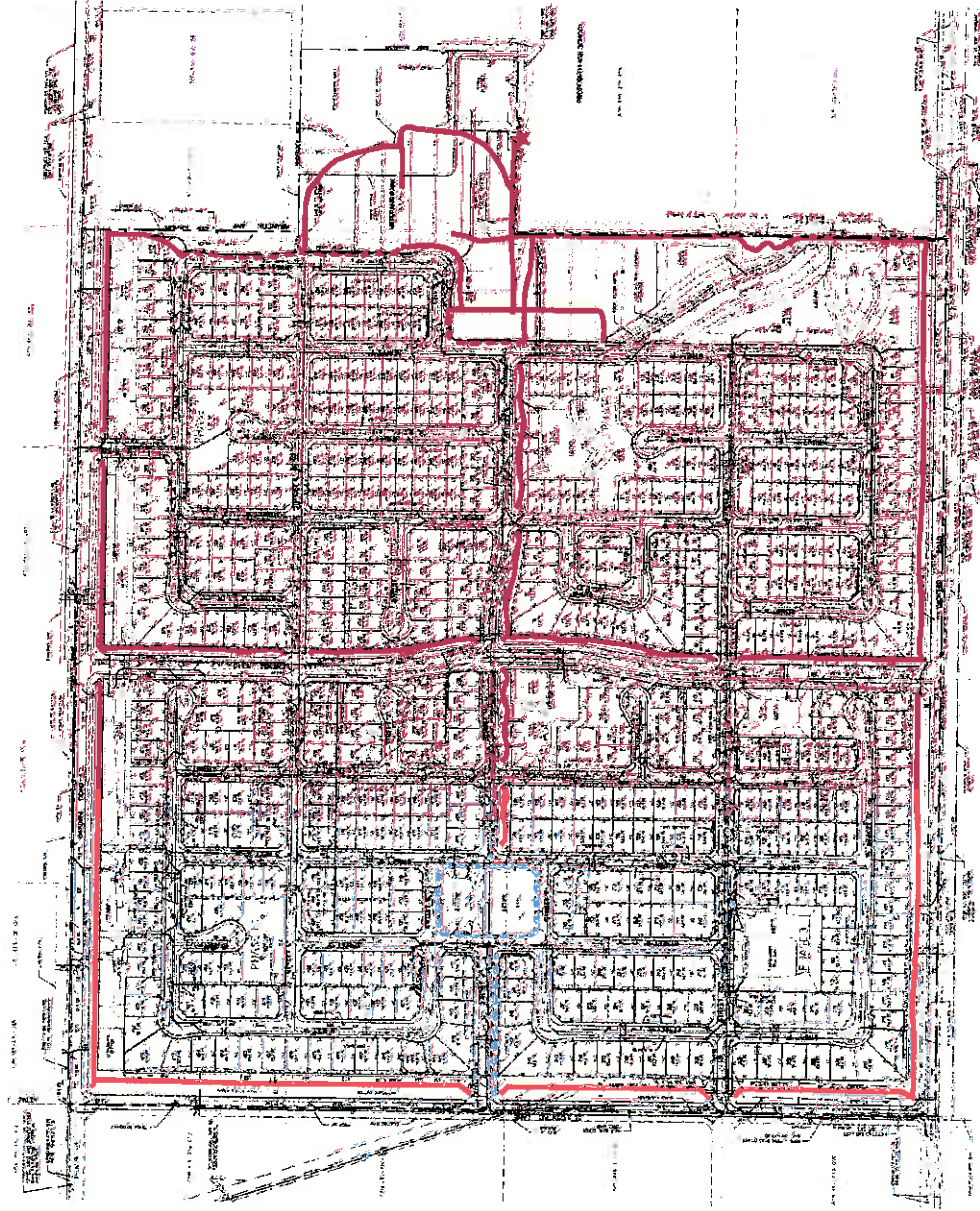
LA VENTANA RANCH

Trails Connectivity
Figure 33D

DG Trails

Trails Connections

School Access

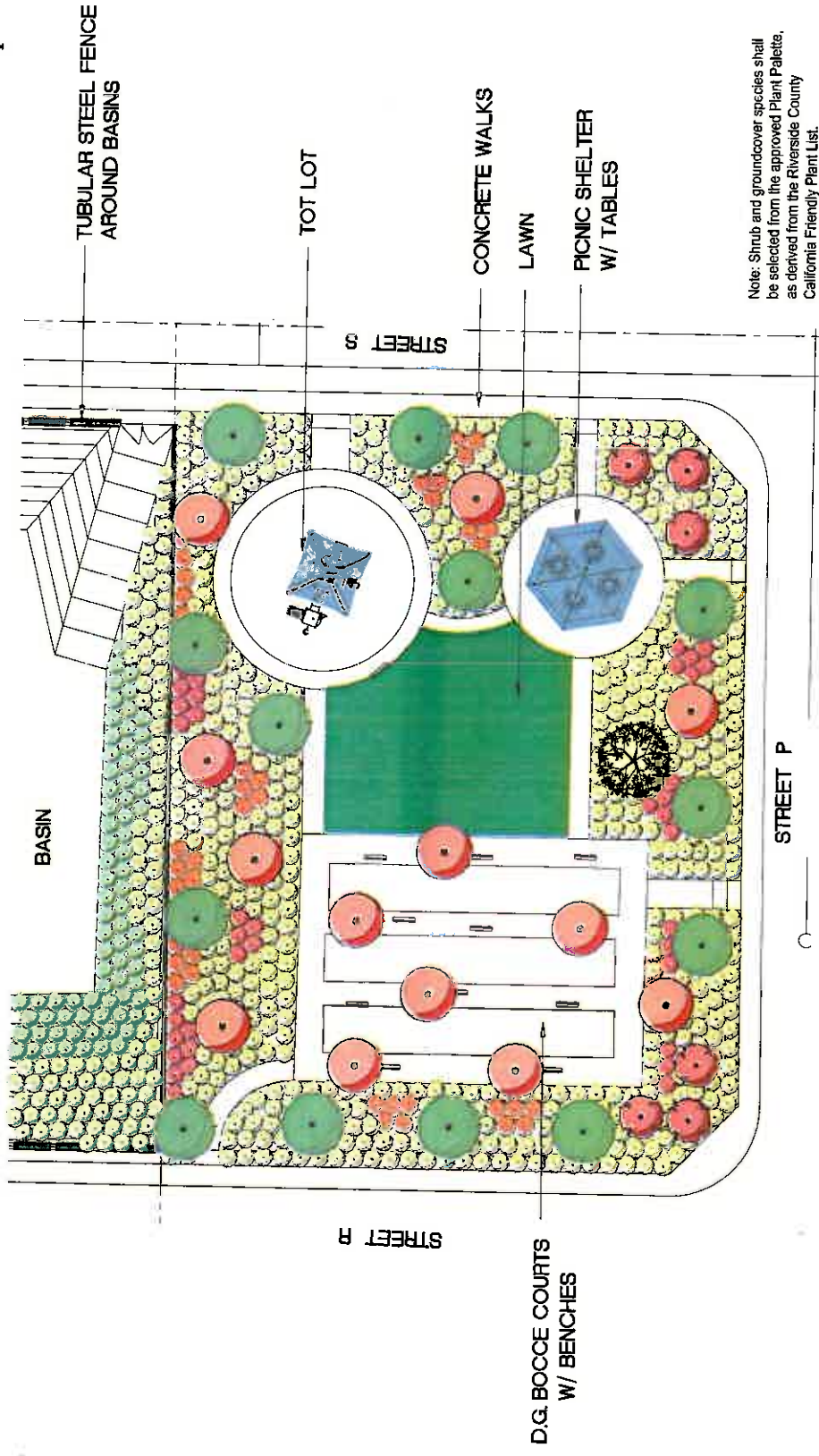


Note: Base Map is ITM. No. 36785
April 2016.

All project streets have sidewalks that
can be used as pedestrian connections
throughout the project area.

LA VENTANA RANCH

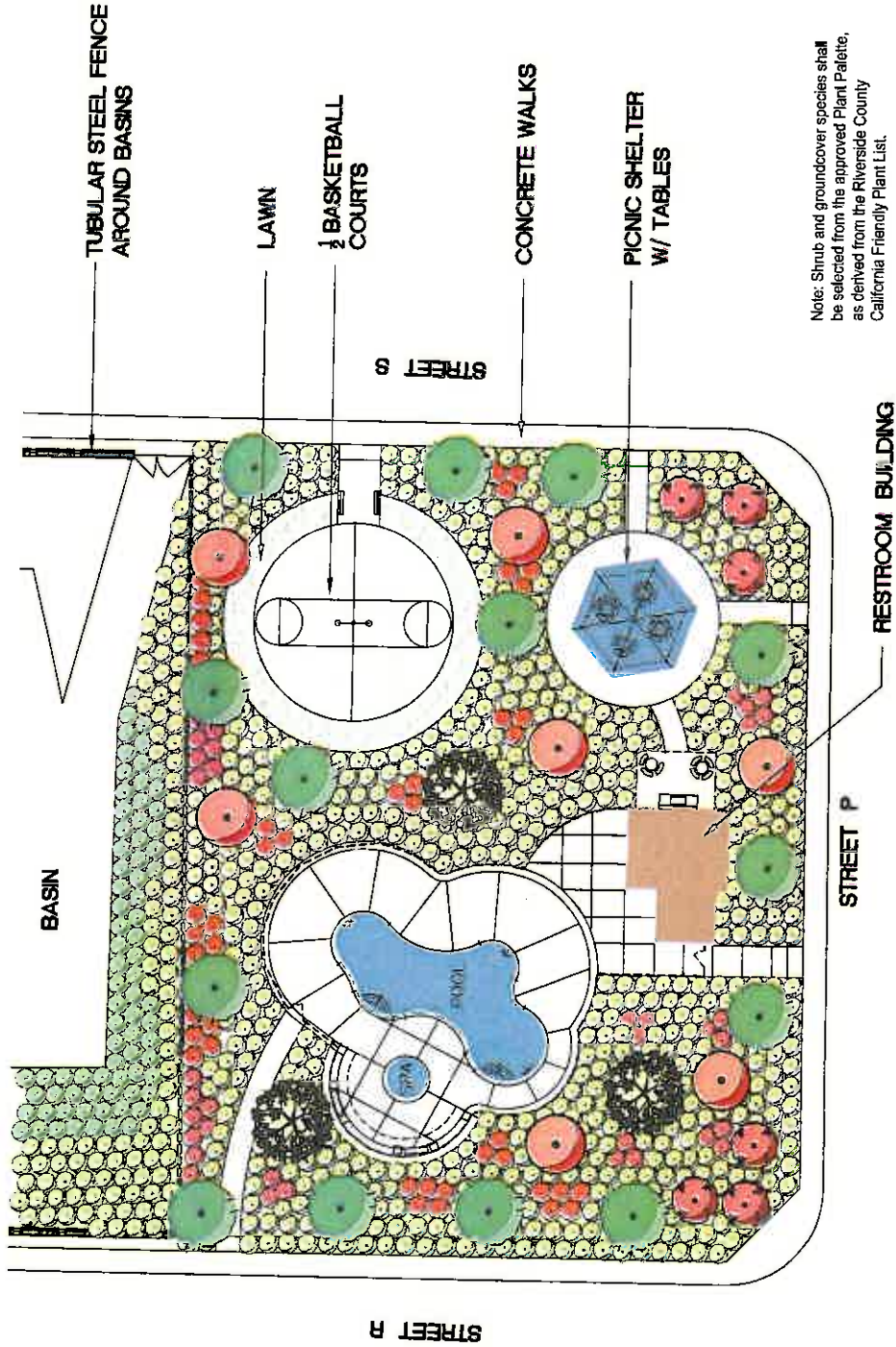
Conceptual Design Park AA
Figure 34A



Note: Shrub and groundcover species shall be selected from the approved Plant Palette, as derived from the Riverside County California Friendly Plant List.

LA VENTANA RANCH

Conceptual Design Park AA
Pool Alternative
 Figure 34B

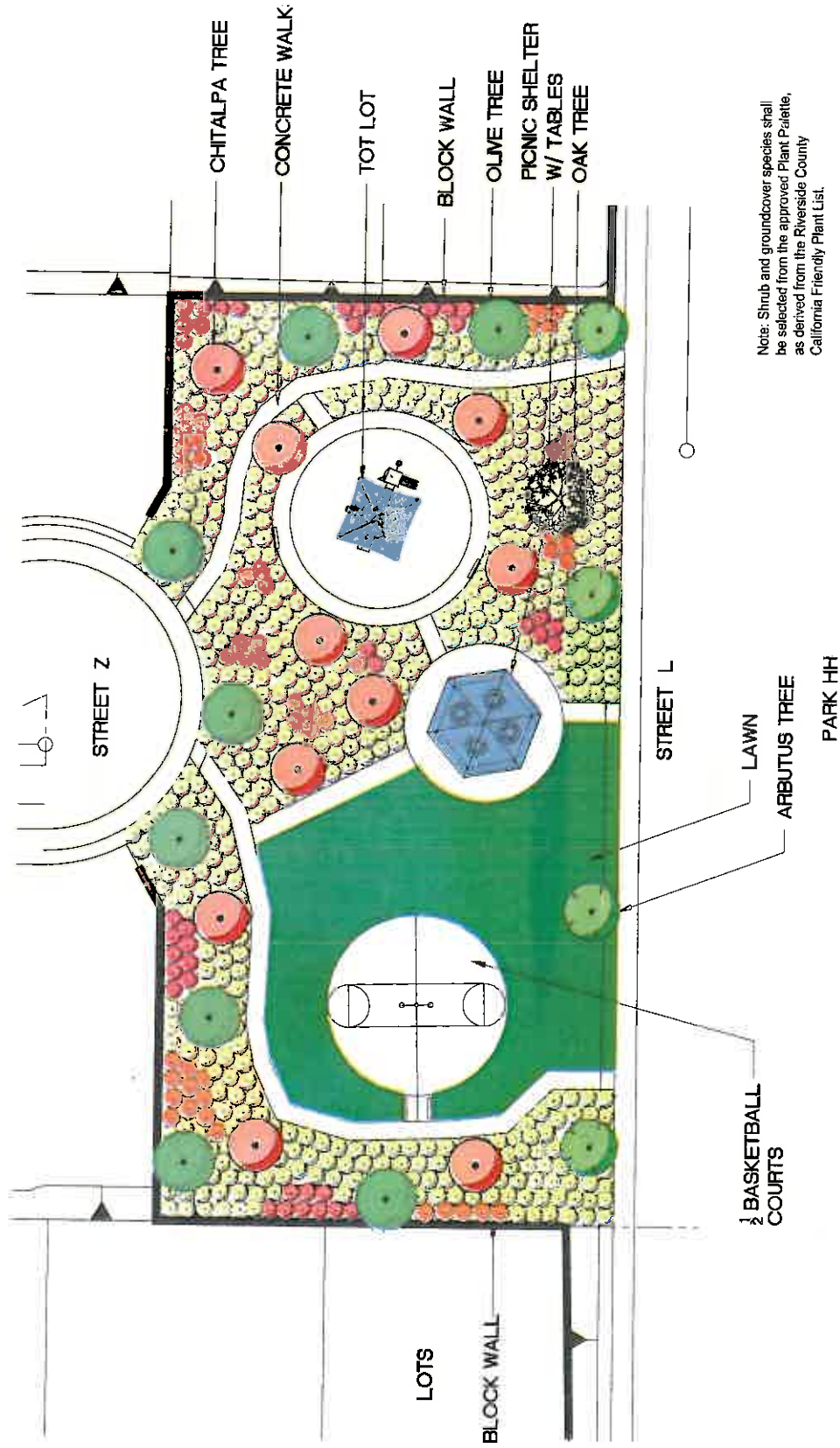


Note: This is a conceptual Pool Alternative Design, the actual design, location, and materials may vary.

Pool approximately 1,100 s.f.
 Spa approximately 79 s.f.
 The pool entry will be fenced and gated with an automated keyed entry for residents.

Note: Shrub and groundcover species shall be selected from the approved Plant Palette, as derived from the Riverside County California Friendly Plant List.

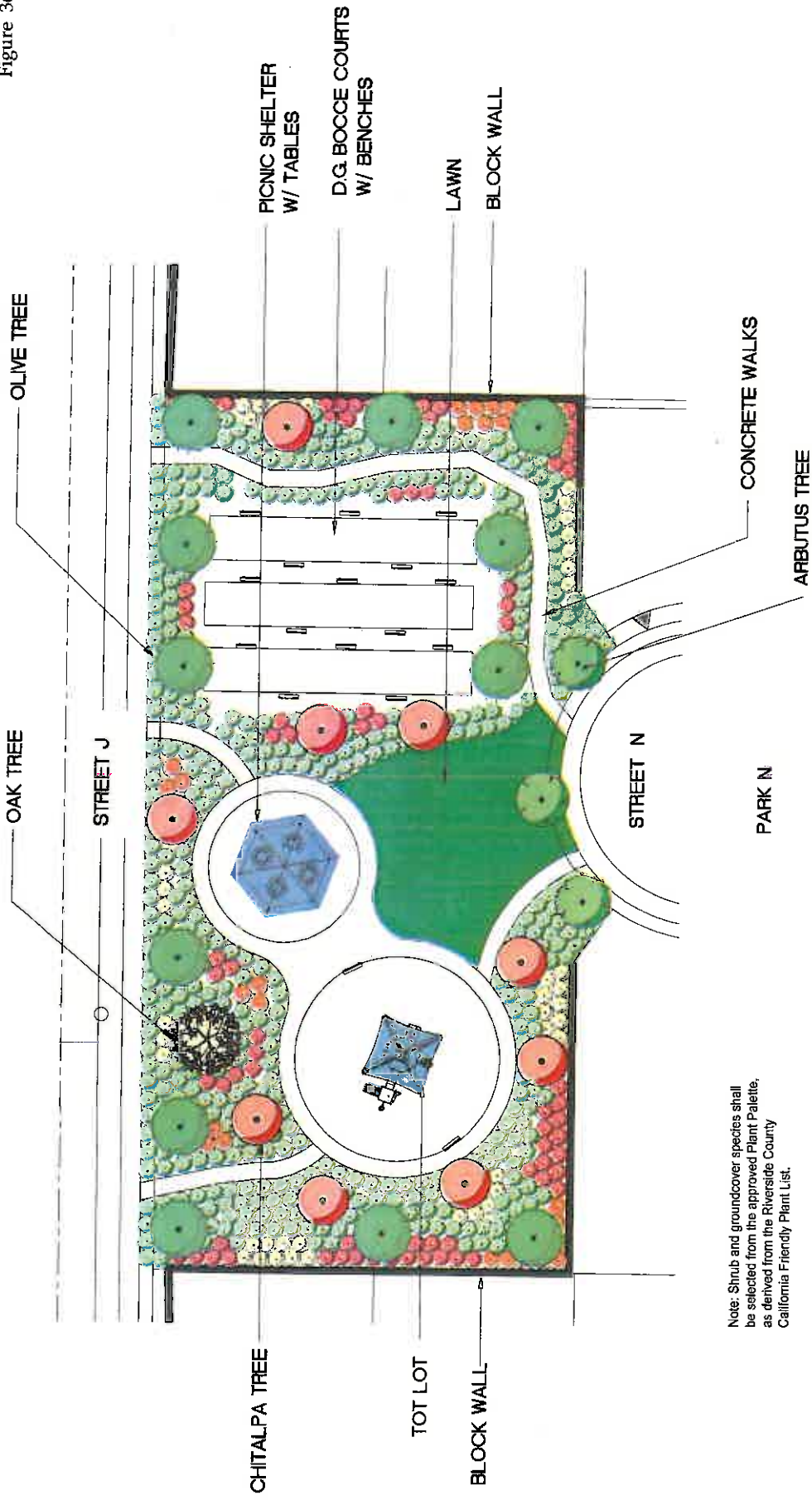




Note: Shrub and groundcover species shall be selected from the approved Plant Palette, as derived from the Riverside County California Friendly Plant List.

LA VENTANA RANCH

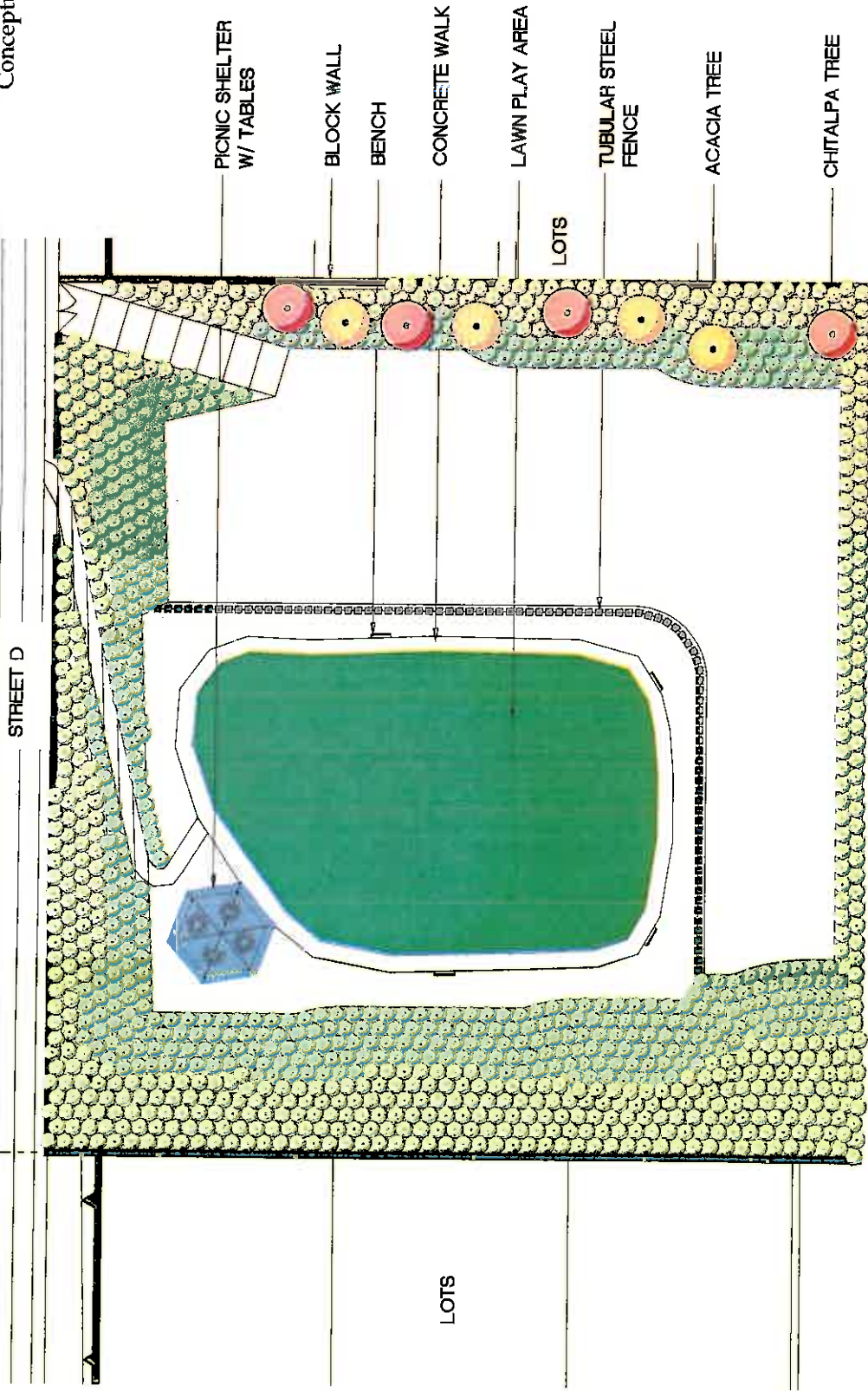
Conceptual Design, Park N
Figure 36

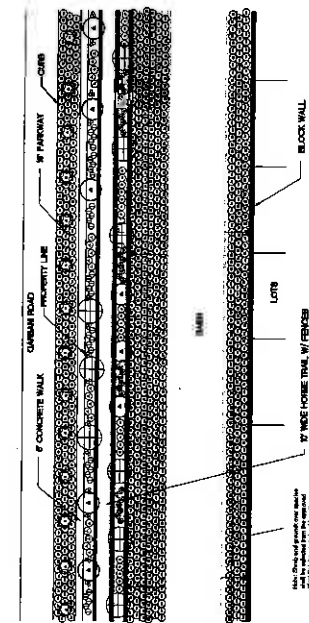


Note: Shrub and groundcover species shall be selected from the approved Plant Palette, as derived from the Riverside County California Friendly Plant List.

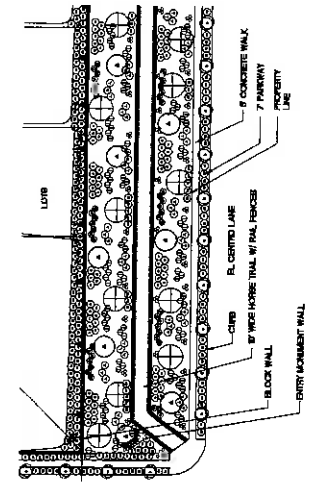
LA VENTANA RANCH

Conceptual Design Park S
Figure 37

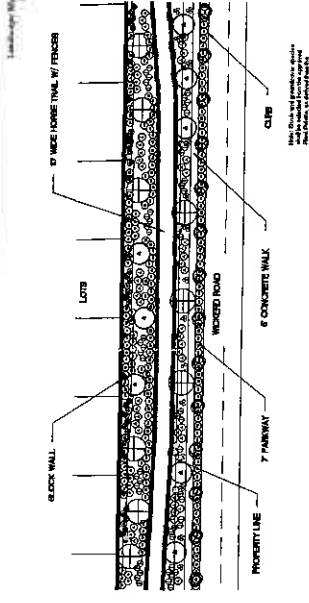




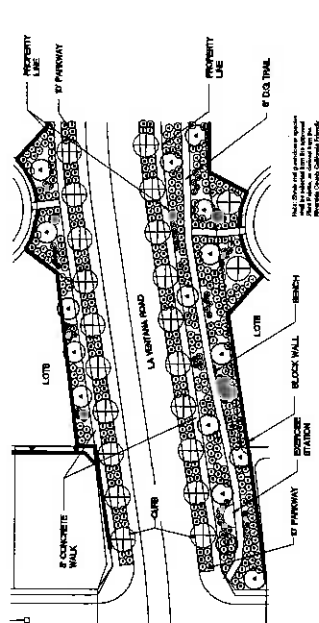
YUMFED - VALLEY VIEW PARK AND RECREATION DISTRICT
 HCA - HOMEOWNERS ASSOCIATION
 C/PD - COMMUNITY FACILITY DISTRICT



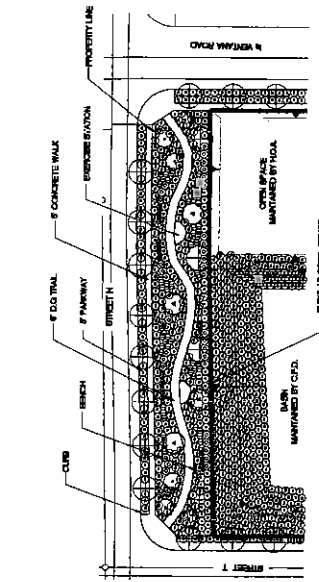
LA VENTANA RANCH
 MAINTAINED BY HCA



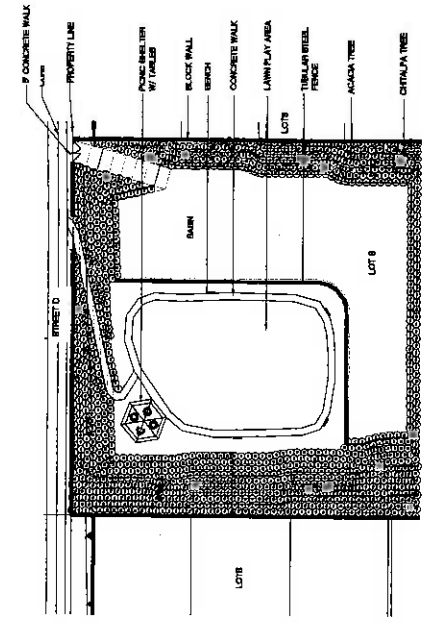
LA VENTANA RANCH
 MAINTAINED BY HCA



LA VENTANA RANCH
 MAINTAINED BY HCA



LA VENTANA RANCH
 MAINTAINED BY HCA



LA VENTANA RANCH
 MAINTAINED BY HCA

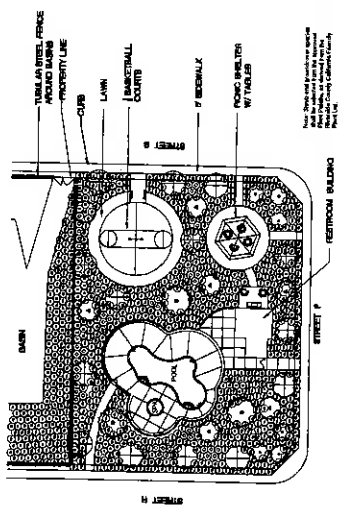
LA VENTANA RANCH COMPREHENSIVE LANDSCAPE PLAN TENTATIVE TRACT MAP 36785 AMENDMENT NO. 2

PLANT LEGEND

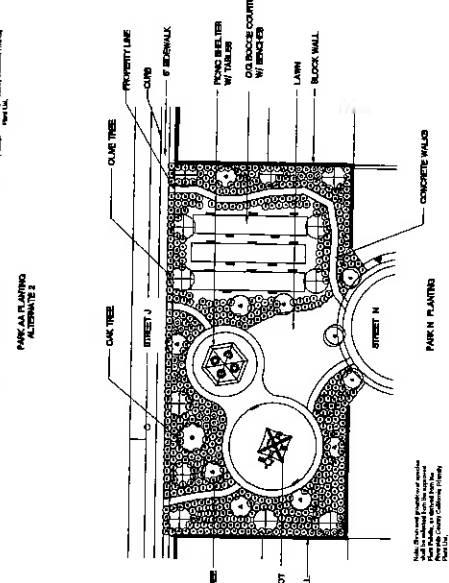
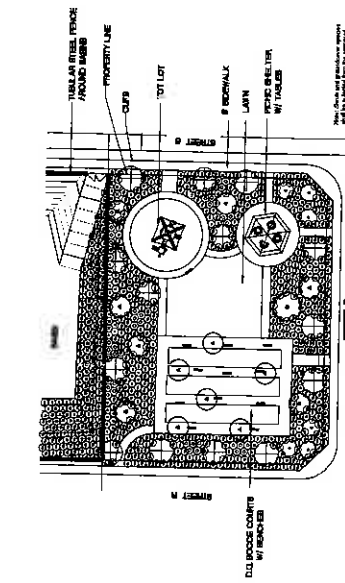
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PREPARED BY:

 ALHAMBRA GROUP
 LANDSCAPE ARCHITECTURE
 COLLEGE AVENUE 1550
 RECREATION FACILITIES PLANNING
 ALHAMBRA, CA 91801
 TEL: 626-281-1111
 FAX: 626-281-1112

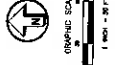


WATFIELD - VALLEY VIEW PARKS and RECREATION DISTRICT
 HOUL - HOCHMAYER ASSOCIATION
 GLEN - COMMUNITY FACILITY DISTRICT



PLANT LEGEND

SYMBOL	ANNUALS	PERENNIALS	SHRUBS	TREES
(Symbol)	15 GAL. - CROCUS	25 GAL. - DUTCH BELL	15 GAL. - BURNING BUSH	25 GAL. - OAK TREE
(Symbol)	15 GAL. - ...	25 GAL. - ...	15 GAL. - ...	25 GAL. - ...
(Symbol)	15 GAL. - ...	25 GAL. - ...	15 GAL. - ...	25 GAL. - ...
(Symbol)	15 GAL. - ...	25 GAL. - ...	15 GAL. - ...	25 GAL. - ...
(Symbol)	15 GAL. - ...	25 GAL. - ...	15 GAL. - ...	25 GAL. - ...



LA VENTANA RANCH COMPREHENSIVE LANDSCAPE PLAN TENTATIVE TRACT MAP 36785 AMENDMENT NO. 2

PREPARED BY:
ALHAMBRA GROUP
 LANDSCAPE ARCHITECTURE
 RECREATION FACILITIES PLANNING
 1100 S. GATEWAY BLVD., SUITE 200
 LOS ANGELES, CA 90007-1508

LA VENTANA RANCH

Landscape Plant Palette
Figure 39

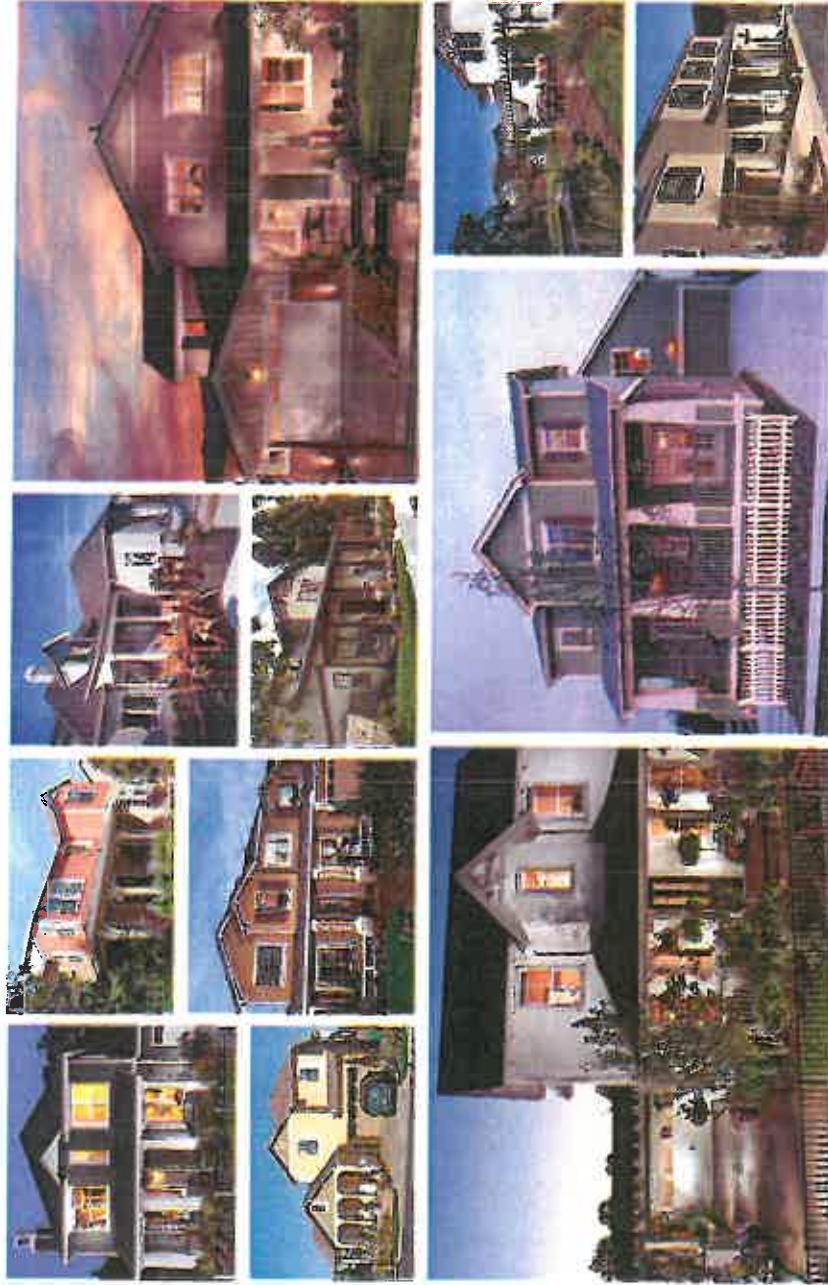
PLANT LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
TREES:							
	ACA. STE.	ACACIA STENOPHYLLA	SHOESTRING ACACIA	15 GAL.	143	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	ARB. MAR.	ARBUTUS MARINA	ARBUTUS	24" BOX	412	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	CHI. TAS.	CHITALPA TASHKENTENSIS	FLOWERING CHITALPA	15 GAL.	371	DOUBLE STAKE / HEIGHT 7-8' , SPREAD 2'-3' MIN.	L
	LAG. F. 'T.'	LAGERSTROEMIA FAUERI 'TUSCARORA'	RED CRAPE MYRTLE	24" BOX	133	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	OLE. E. 'S.H.'	OLEA EUROPEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	400	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	QUE. SUB.	QUERCUS SUBER	CORK OAK	36" BOX	68	DOUBLE STAKE / HEIGHT 10'-12' , SPREAD 5'-6' MIN.	L
SHRUBS:							
	CAL. V. 'L.J.'	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.	-	FULL & BUSHY @ 3' O.C.	L
	HES. PAR.	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	-	FULL & BUSHY @ 3' O.C.	L
	HET. ARB.	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	-	FULL & BUSHY @ 5' O.C.	L
	ANA. FLA.	ANAGOZANTHUS FLAVIDUS 'VELVET'	KANGAROO PAWS	5 GAL.	-	FULL & BUSHY @ 5' O.C.	L
	PER. ATR.	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL.	-	TRIANGULAR SPACING @ 5' O.C.	L
	AGA. 'S.'	AGAVE 'SHARKSKIN'	SHARKSKIN AGAVE	5 GAL.	-	FULL & BUSHY @ 3' O.C.	L
	LEU. F. 'G.C.'	LEUCOPHYLLUM FRUTICOSUM 'GR. CLOUD'	TEXAS RANGER	5 GAL.	-	FULL & BUSHY @ 3' O.C.	L
	ROS. 'G.C.R.'	ROSA 'GREEN CARPET RED'	RED GROUND COVER ROSE	5 GAL.	-	FULL & BUSHY @ 3' O.C.	M
	SAL. GRE.	SALVIA GREGGI	AUTUMN SAGE	5 GAL.	-	FULL & BUSHY @ 3' O.C.	L
VINES:							
	CLY. CAL.	CLYSTOSTOMA CALLESTEGIOIDES	LAVENDER TRUMPET VINE	5 GAL.	-	ATTACH TO WALL	M
	DIS. BUC.	DISTICTIS BUCCINITORIUS	RED TRUMPET VINE	5 GAL.	-	ATTACH TO WALL	M
	FIC. REP.	FICUS REPENS	CREeping FIG	5 GAL.	-	ATTACH TO WALL	M
MULCH & GROUND COVER:							
	WOOD MULCH	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP - INSTALLED IN ALL SHRUB PLANTING AREAS TYP.	
	BAC. P. 'P.P.'	BACCHARIS PILULARIS 'PIDGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL.	-	TRIANGULAR SPACING @ 5' O.C.	L
	MYO. PAR.	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1 GAL.	-	TRIANGULAR SPACING @ 5' O.C.	L
	JUN. PAT.	JUNCUS PATENS	CALIFORNIA RUSH	1 GAL.	-	TRIANGULAR SPACING @ 3' O.C. IN BASINS	M
LAWN:							
	FES. ARU.	FESTUCA ARUNDINACEA	DWARF TURF TYPE TALL FESCUE	SOD	AS REQ'D.	INSTALL PER SPECIFICATIONS	H



LA VENTANA RANCH

Conceptual Architecture
Figure 40



Note: These are photographic concepts of the architectural styles to be built within La Ventana Ranch community, Ranch, Farmhouse and Craftsman architectural styles, the actual product may vary.



LA VENTANA RANCH



Off-Site Roads
Figure 46

LA VENTANA RANCH

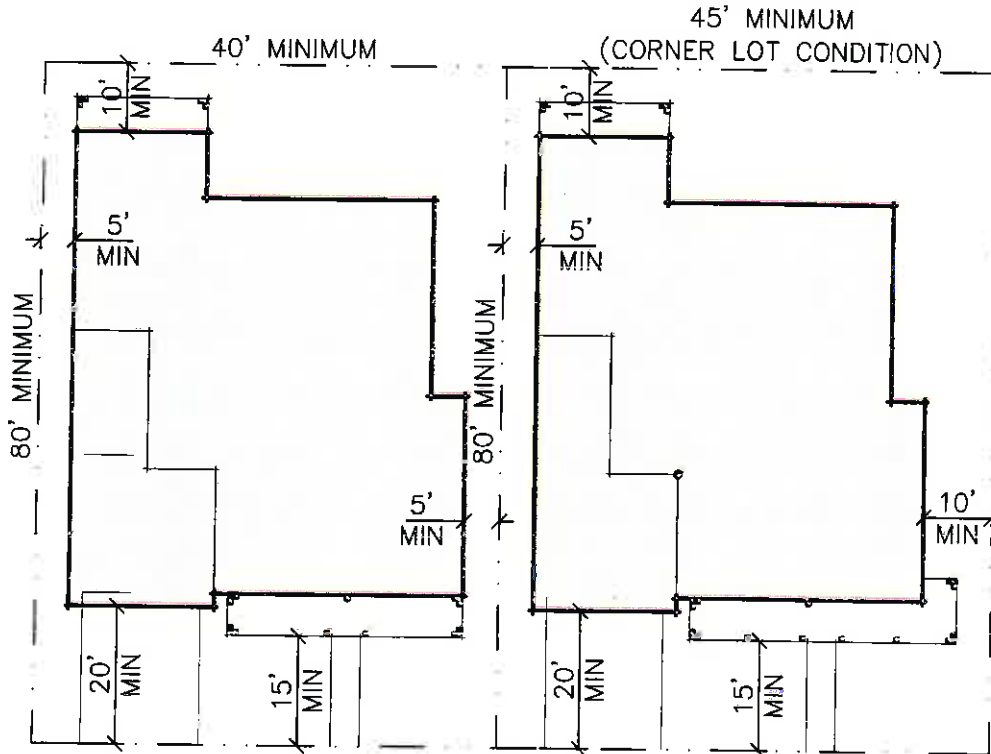


Off-Site Utilities
Figure 47



LA VENTANA RANCH

5,000 sf Typical Setbacks

Figure 48



LEGEND

-  SINGLE-STORY
-  TWO-STORY

SHEET 1 OF 1

ANDERSON
CONSULTING
ENGINEERS, INC.

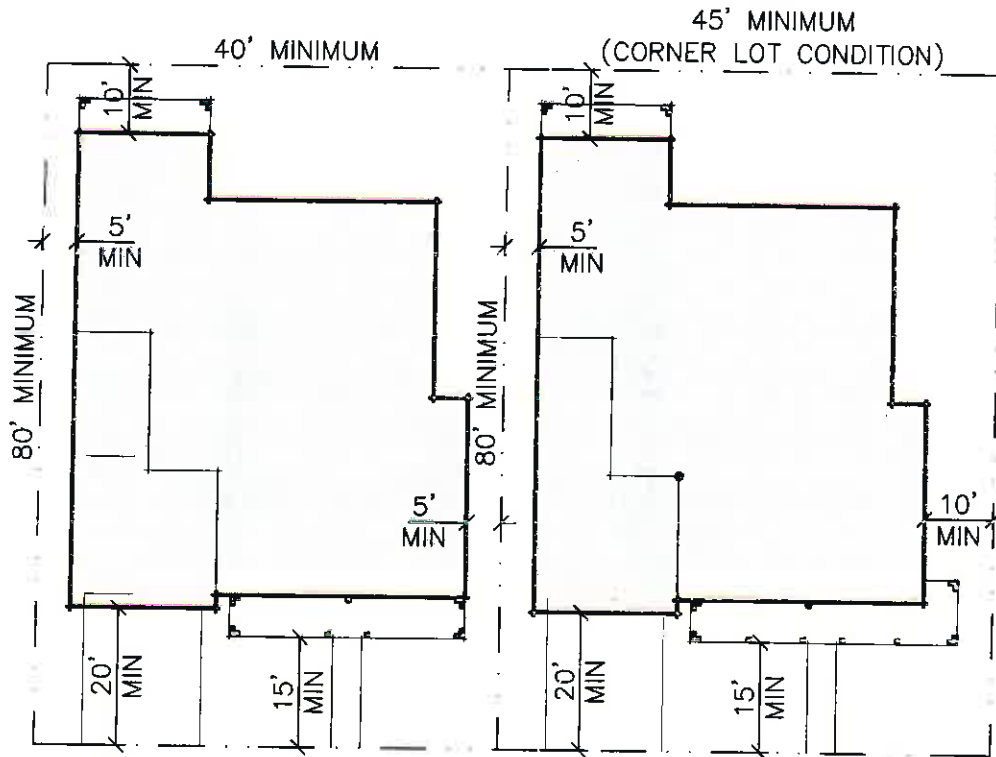
TENTATIVE TRACT MAP NO. 36785

5,000 SF LOT BUILDING
SETBACK EXHIBIT



LA VENTANA RANCH

5,500 sf Typical Setbacks

Figure 49



LEGEND

-  SINGLE-STORY
-  TWO-STORY

SHEET 1 OF 1

ANDERSON
CONSULTING
ENGINEERS, INC.

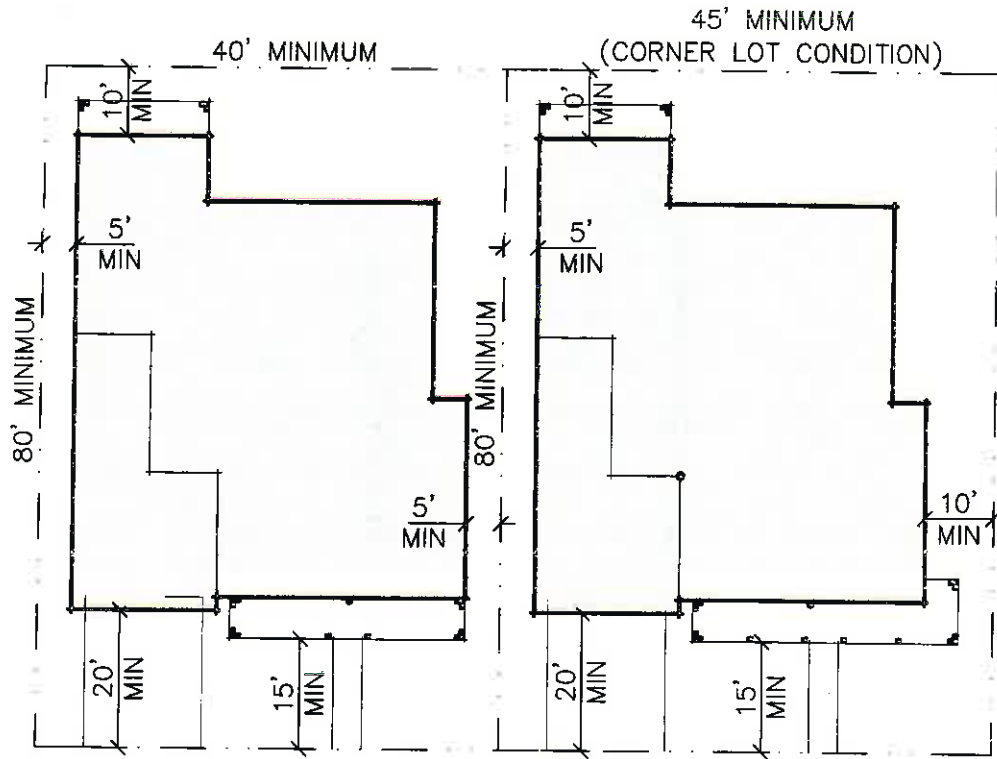
TENTATIVE TRACT MAP NO. 36785

5,500 SF LOT BUILDING
SETBACK EXHIBIT



LA VENTANA RANCH

6,000 sf Typical Setbacks

Figure 50



LEGEND

-  SINGLE-STORY
-  TWO-STORY

SHEET 1 OF 1

ANDERSON
CONSULTING
ENGINEERS, INC.

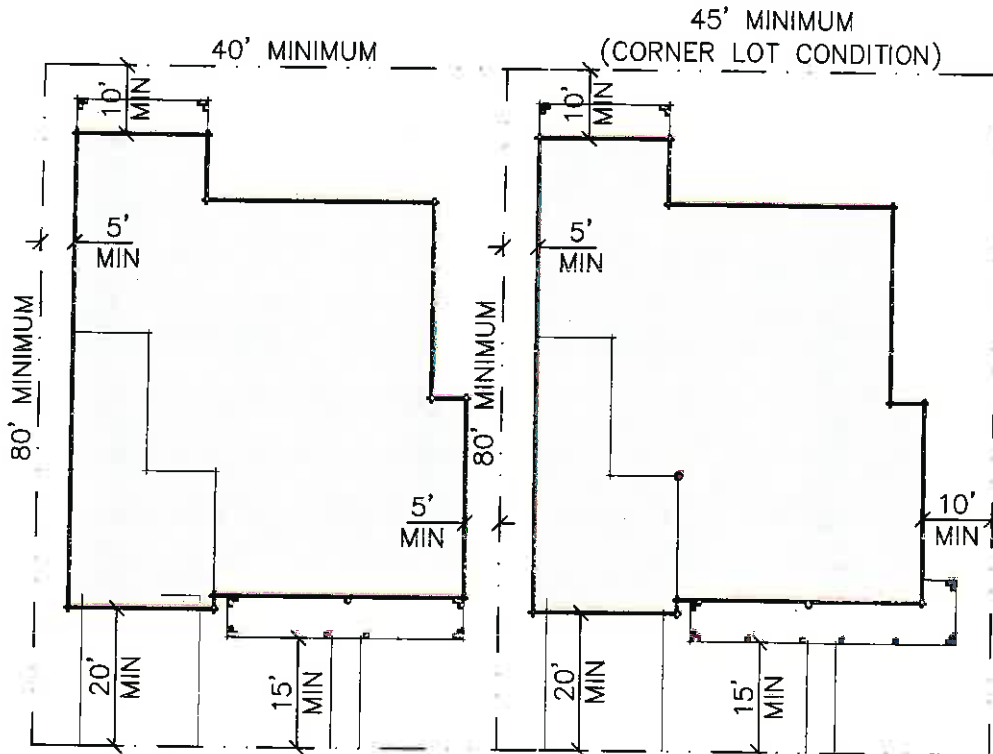
TENTATIVE TRACT MAP NO. 36785

6,000 SF LOT BUILDING
SETBACK EXHIBIT



LA VENTANA RANCH

7,000 sf Typical Setbacks

Figure 51



LEGEND

-  SINGLE-STORY
-  TWO-STORY

SHEET 1 OF 1

ANDERSON
CONSULTING
ENGINEERS, INC.

TENTATIVE TRACT MAP NO. 36785

7,000 SF LOT BUILDING
SETBACK EXHIBIT

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to permit a Schedule "A" subdivision of 170.8 gross acres into 511 residential lots, which will range on average from 5,000 square feet to 7,000 square-feet. The proposed subdivision will also include water quality basins, parks, paseos, and open space.

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.

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

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. 36785 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36785, Amended No. 2, dated 3/4/16.

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

GPA = General Plan Amendment No. 1129

CZ = Change of Zone 7856

EXHIBIT R= R-4 Design Manual

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. 5 MAP - PRE-CONSTRUCTION RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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.

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

10. GENERAL CONDITIONS

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

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 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.

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

10. GENERAL CONDITIONS

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.

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. 22 MAP - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

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.

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE STUDY

RECOMMND

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

Noise Study: "French Valley 170, Preliminary Noise Impact Study, County of Riverside," dated January 6, 2015
Ref. 09239-11 Noise Study

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR36785 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated February 9, 2015 c/o Steven Hinde.

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

10.E HEALTH. 2 USE - WATER AND SEWER SERVICE

RECOMMND

TR36785 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). 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.

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

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

10. GENERAL CONDITIONS

10.EPD. 1

- MSHCP UWIG (cont.)

RECOMMND

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 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 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 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,

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

10. GENERAL CONDITIONS

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

RECOMMND

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

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

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

10. GENERAL CONDITIONS

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

intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tentative Tract Map (TR) 36785 is a proposal for a Schedule "A" subdivision of 170.8 gross acres into residential lots, drainage basins, parks, paseos, and open space lots in the Winchester area. The project site is located in the Menifee area on the southeast corner of El Centro Lane and Garbani Road. Wickerd Road bounds the site to the south. Change of Zone (CZ) 7856, which proposes to change the existing zoning from Residential Agriculture - 5 Acre Minimum (R-A-5) to Planned Residential (R-4), is being processed concurrently with Tract Map 36785. These conditions are based on the drainage study dated August 31, 2015 and amended number 2 project exhibit dated March 2016.

The site is along a subtle ridge-line and slopes in two different directions with the stormwater runoff draining into two different watersheds. The stormwater runoff from the northern quarter of the site slopes north towards Salt Creek, which is part of the Santa Ana River Watershed. The stormwater runoff from the southern three-quarters drains southeast towards Warm Springs Creek, which is part of the Santa Margarita River Watershed. Diversions of tributary drainage area between the two watersheds greater than 1 acre will not be accepted. There is an offsite drainage area of approximately 45 acres from the hills to the west that is tributary to the northwest corner of the site. Another offsite drainage area of approximately 110 acres from the hills to the west that is tributary to the southwest corner of the site.

There are two back-bone underground drainage facilities that collect the tributary offsite runoff from the west (Line 1 and Line 3, according to drainage study) and have a proposed alignment in the main arterial streets in the project. An emergency escape path shall be provided for the stormwater runoff at all inlet works for the proposed storm drains in the event that the inlets become blocked with debris. To prevent flood damage to the proposed structures, all proposed pads in the vicinity of the inlet works and along the emergency escape path shall be protected from flooding by properly elevating the pads in

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

relation to the depth of in the flow path. The pads are setback from the inlet works with a landscape buffer and wall to provide adequate flow through area in the event the emergency escape of the stormwater runoff is necessary.

These back-bone facilities convey the flows safely through the site which confluence with mitigated onsite stormwater runoff and discharge at the project limits downstream. The proposed storm drains shall be designed to the District's standards. This includes but not limited to vehicular maintenance access to the flowlines of all inlets and outlets with turn-arounds (District Standard M827) or other acceptable design. This will require offsite easements to be obtained from the adjacent property owner(s). The approximate easement limits are shown on the exhibit. Letters from the affected property owners have been submitted to the District and indicate their cooperation for the release of concentrated flows and easements for the inlet and outlet design. A copy of the recorded drainage easement shall be submitted to the District prior to the issuance of any permits for the project. The final details of the design can be worked out in the improvement plan check phase of development.

A phasing map was included with the submittal indicating the development is to be constructed in phases. Each phase must be protected from the developed condition 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 (PWQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

It should be noted that the southern three-quarters of the site is located within the bounds of the Murrieta Creek/Warm Springs Valley 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 permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

10. GENERAL CONDITIONS

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

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 will be a condition of approval for the project and 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.

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

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.

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

10. GENERAL CONDITIONS

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 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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 discouraged.

10.FLOOD RI. 16

MAP WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable

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10. GENERAL CONDITIONS

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water

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10. GENERAL CONDITIONS

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND
 quality measures.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MM 4.2-2 RECOMMND

All lots located along the perimeter of the property shall utilize materials that are not conducive to glare or reflection. The lots located along the perimeter shall not create glare from sunlight or exterior lighting that impact vehicles traveling on adjacent roadways where feasible. If potential glare impacts are identified, the building orientation, non-glare reflective materials or other design solutions shall be implemented to eliminate glare impacts.

10.PLANNING. 2 MAP - GEO02435 RECOMMND

County Geologic Report (GEO) No. 2435, submitted for this project (TR36785) was prepared by EEI Geotechnical & Environmental Solutions and is entitled: "Preliminary Geotechnical Evaluation Proposed Menifee 168 Development Southeast Corner of El Centro Land and Garbani Road City of Menifee Riverside County, California", dated March 17, 2014.

GEO02435 concluded:

- 1.The site is not located in a fault zone.
- 2.The likelihood of surface fault rupture at the site is low.
- 3.There are no known active faults crossing the site.
- 4.The potential for liquefaction-induced settlement is considered to be very low.
- 5.Liquefaction is not a significant geotechnical concern.
- 6.Onsite soils are anticipated to have a very low to low expansion potential.
- 7.Seismic settlement impacting the site is anticipated to be less than ¼ inch with maximum differential anticipated to be less than ¼ inch over 50 feet.

GEO02435 Recommended:

- 1.Site to be graded in accordance with UBC 2013 and County of Riverside.
- 2.Debris and other deleterious material to be removed from the site prior to grading.
- 3.Consideration should be given to over-excavation of the

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - GEO02435 (cont.)

RECOMMND

pad to a minimum depth of three feet below finish grade or 12-inches below the bottoms of the proposed footings (whichever is deeper) and replaced with compacted fill possessing a very low to low expansion potential.

GEO No. 2435 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2435 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. 3 MAP - PDP01496 ACCEPTED

RECOMMND

County Paleontological Report (PDP) No.1496, submitted for this case (TR36785), was prepared by Harry Quinn of CRM Tech. and is entitled: "Paleontological Resources Assessment Report French Valley 170 Project near the City of Menifee, Riverside County, California", dated October 27, 2014.

PDP01496 concluded: that the project has the potential to impact significant paleontological resources within the Pleistocene-age alluvial sediments at depth.

PDP01496 recommends: that a paleontological resource impact mitigation program be developed and implemented during the project to prevent such impacts or reduce them to a level less than significant.

PDP01496 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01496 is hereby accepted for TR36785. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

10.PLANNING. 4 MAP - MAP ACT COMPLIANCE

RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - MAP ACT COMPLIANCE (cont.) RECOMMND

County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

10.PLANNING. 5 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 7 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 10 MAP - PDA04882 RECOMMND

County Archaeological Report (PDA) No 4882, submitted for this project (GPA01129) was prepared by Bai "Tom" Tang and Michael Hogan , of CRM Tech and is entitled: "Phase I Historical/Archaeological Resources Survey, French Valley 170 Project near the City of Menifee, Riverside County, California," dated October 09, 2014.

(PDA) No 4882 concludes that four sites and four isolates are located within the project area.

(PDA) No 4882 recommends that if the four sites cannot be avoided and preserved through project design, Phase II significance testing and evaluation will be required at these four sites, P-33-002007, P-33-002039, P-33-023952, and P-33-023956.

This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 11 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

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - RES. DESIGN STANDARDS (cont.)

RECOMMND

- standards of the R-4 zone.
- b. The front yard setback is 10 feet.
 - 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.
 - f. The minimum average width of each lot is 40 feet.
 - g. The maximum height of any building is 40 feet.
 - h. The minimum parcel size is 3,500 square feet.
 - i. 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. 12 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 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. 13 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

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10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

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. 14 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 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

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

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. 15 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004, and the R-4 Design manual dated May 2016 for the project.

10.PLANNING. 16 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.

10.PLANNING. 17 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. 19 MAP - IF HUMAN REMAINS FOUND RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. 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. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any

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10. GENERAL CONDITIONS

10.PLANNING. 19

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - i) A County Official is contacted.
 - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
 - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.
- d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
 - i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.
 - (1) The MLD identified fails to make a recommendation; or
 - (2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 20

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

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

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. 21 MAP - PDA04900R1 ACCEPTED RECOMMND

County Archaeological Report (PDA) No 4900r1, submitted for this project (TR36785) was prepared by CRM Tech and is entitled: "Phase II Cultural Resources Testing and Evaluation Program Sites 33-002007, 33-002039, 33-023952, and 33-023956 within the French Valley 170/ La Ventana Area", dated September 23, 2015.

(PDA) No 4900r1 concludes that the above referenced sites do not meet the criteria to be considered CEQA significant sites.

(PDA) No 4900r1 recommends that due to the archaeological sensitivity of the area, all earth disturbing activities should be monitored by a qualified archaeologist and a Luiseno Native American Monitor.

This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 22 MAP - MM 4.2-1 RECOMMND

Per MM 4.2-1, light from exterior light fixtures within TR 36785 Amended shall implement the County's Dark Sky standards and limit offsite (off of the property) illumination to 0.25 footcandle, except as may be required by the County along Wickerd or Garbani Roads for safety consistent with their designations in the County General Plan Transportation Element.

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10.PLANNING. 23 MAP - MM 4.4-1

RECOMMND

Per MM 4.4-1, the following fugitive dust control measures shall be incorporated into Project plans and specifications for implementation:

1. All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
2. The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
3. The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.
4. Where blasting is implemented dust generation can be reduced by using blankets where feasible or application of water immediately following the blast.

10.PLANNING. 25 MAP - MM 4.4-3

RECOMMND

Per MM 4.4-3, the following shall be included in the construction contract:

Option A: No overlap of Grading-Mass Excavation or Grading-Rough/Fine will occur concurrent with other phases of construction activity. Additionally, all construction equipment greater than 150 horsepower shall be California Air Resources Board (CARB) Tier 3 Certified or better. The total horsepower-hours per day for all equipment shall not exceed 25,808 horsepower-hours per day and the maximum disturbance (actively graded) area shall not exceed 6.5 acres per day.

Option B: All construction equipment greater than 150 horsepower shall be CARB Tier 3 Certified or better with the exception of rubber tired dozers and scrapers which shall be CARB Tier 4 Certified or better. The total horsepower-hours per day for all equipment shall not exceed 38,328 horsepower-hours per day and the maximum disturbance (actively graded) area shall not exceed 8.5 acres per day.

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10. GENERAL CONDITIONS

10.PLANNING. 42 MAP - MM 4.4-25 (cont.) RECOMMND

use of electric landscape maintenance equipment.

10.PLANNING. 43 MAP - MM 4.4-26 RECOMMND

Per MM 4.4-26, the applicant shall provide direct, safe, attractive pedestrian access from project to transit stops and adjacent development.

10.PLANNING. 44 MAP - MM 4.5-1 RECOMMND

Per MM 4.5-1, within 30 days prior to commencement of construction activity, a clearance survey shall be conducted by a qualified biologist to determine if any burrowing owl or their burrows are located within the potential area of impact. If occupied burrows may be impacted, an impact minimization plan shall be developed by the biologist that shall protect the burrow in place or provide for closure and relocation to an alternate burrow within the vicinity but outside of the project footprint in accordance with current CDFW and MSHCP burrowing owl guidelines, including preparation of a DBESP. Active nests must be avoided until all nestlings have fledged.

10.PLANNING. 45 MAP - MM 4.5-2 RECOMMND

Per MM 4.5-2, the removal of potential nesting vegetation of native bird species shall be conducted outside of the nesting season (March 1 to September 1). If vegetation must be removed during nesting season, a qualified biologist shall conduct a nesting bird survey of potentially suitable nesting vegetation prior to removal. Surveys shall be conducted no more than three days prior to scheduled ground disturbing activity. If active nests are identified, the biologist shall establish buffers around the vegetation containing the active nest (500 feet for raptors and 200 feet for non-raptors). The site containing the active nest shall not be removed, and no grading shall occur within the established buffer until a qualified biologist has determined that the nest is no longer active. If clearing is not conducted within three days of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds.

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10.PLANNING. 46 MAP - MM 4.5-3

RECOMMND

Per MM 4.5-3, in order to reduce potential indirect effects from introduction of invasive species to the future project site (both developed and conserved property), the project shall avoid the use of invasive plant species identified in Table 6-2 of the MSHCP document and in the Specific Plan. CC&Rs to control use of invasive plants shall be enforced through the Home Owners Association. Maintenance of public landscaping within the project area shall include the removal of invasives that may establish through natural dispersal mechanisms.

10.PLANNING. 47 MAP - MM 4.6-3

RECOMMND

Prior to the issuance of Building Permits, the developer/permit holder, County Archaeologist and the appropriate Native American Tribe shall develop a Preservation Plan for the long-term care and maintenance of P-33-002007 and P-33-023956 and any or all of the features relocated from P-33-002039 and P-33-023952. The Plan shall indicate, at a minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long-term maintenance, appropriate protocols, access provisions, monitoring by the appropriate Native American Tribe and compensation for services, if appropriate; and necessary emergency protocols. The developer/permit holder shall submit a fully executed copy of this Preservation Plan to the County Archaeologist to ensure compliance with this mitigation measure.

10.PLANNING. 48 MAP - MM 4.7-1

RECOMMND

Per MM 4.7-1, the contractor installing the offsite utility infrastructure shall implement the construction and seismic design guidelines established by the companies and agencies that own these infrastructure systems. These measures are defined in Appendix 4 in Volume 2 of this DEIR and will ensure the infrastructure will be protected from geotechnical hazards discussed in this document. The performance standard shall be that the infrastructure shall remain easily repairable and functional following a regional seismic event.

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10.PLANNING. 49 MAP - MM 4.9-1

RECOMMND

Per MM 4.9-1, prior to grading permit final, and during construction, should an accidental release of a hazardous material occur, the following actions will be implemented: construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted under the oversight of Riverside County Site Cleanup Program. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure (a determination of the regulatory agency that the site has been remediated to a threshold that poses no hazard to humans) of the contaminated area.

10.PLANNING. 50 MAP - MM 4.9-2

RECOMMND

Per MM 4.9-2, during grading if an unknown contaminated area is exposed based on field observations by the contractor, soils engineer or County inspector, the following actions will be implemented: any contamination found during construction will be reported to the Riverside County Site Cleanup Program and all of the sampling or remediation related to the contamination will be conducted under the oversight of the Riverside County Site Program; construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be identified; a qualified professional (industrial hygienist or chemist) shall test the contamination and determine the type of material and define appropriate remediation strategies; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of

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10. GENERAL CONDITIONS

10.PLANNING. 50 MAP - MM 4.9-2 (cont.)

RECOMMND

the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area (a determination of the regulatory agency that the site has been remediated to a threshold that poses no hazard to humans).

10.PLANNING. 51 MAP - MM 4.9-7

RECOMMND

Per MM 4.9-7, prior to finalizing engineering of facilities located within the Southern California Gas easement, the developer shall submit the engineering drawings and construction protocols within the SCG easement for review and approval by SCG. At a minimum the following design protocols shall be implemented for any facilities proposed within the SCG easement: (1) No change of grade shall be proposed without prior written approval of SCG; (2) No permanent structures shall be placed within the easement (buildings, concrete pads, walls, vaults, etc.) without approval by SCG and SCG retains the ability to remove such temporary or permanent structures over the SCG easements at the owner's expense; (3) No deep rooting plans shall be installed within the easement; (4) No poles, signs or fence posts to be installed without the written approval of The Gas Company; (5) Ingress and egress rights to and from the pipeline must be maintained; (6) All substructure crossing must be perpendicular to the gas lines and maintain a minimum 2-foot separation; (7) Only lightly loaded, rubber tire equipment will be allowed over the gas facility and any work over and around the pipeline must be approved by The Gas Company; and (8) All work within the Gas Company Easement must be witnessed by a Gas Company representative and no work will be allowed without the Gas Company representative on site.

10.PLANNING. 52 MAP - MM 4.10-1

RECOMMND

Per MM 4.10-1, at the inlets and outlets from the offsite watersheds and from the project site, the discharge shall be controlled to accomplish the following objectives: the outlet facility shall control the energy of the releases

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10. GENERAL CONDITIONS

10.PLANNING. 52 MAP - MM 4.10-1 (cont.)

RECOMMND

of stormwater to the downstream watershed to ensure that no new downstream erosion is initiated from the point of discharge.

10.PLANNING. 53 MAP - MM 4.10-3

RECOMMND

Per MM 4.10-3, the two Project Specific Water Quality Management Plans (WQMPs) which define bioretention basins as permanent Best Management Practices shall be implemented to prevent long-term surface runoff from discharging pollutants from site on which construction has been completed. The WQMP shall be implemented with the goal of achieving a reduction in pollutants following construction to control urban runoff pollution to the maximum extent practicable based on available, feasible best management practices at the time of construction. The stormwater discharge from the project site shall be treated to control pollutant concentrations for all pollutants, but especially for those identified pollutants that impair downstream surface water quality (Canyon Lake and Warm Springs Creek) at the time construction occurs. Source Control BMPs reduce the potential for urban runoff and pollutants from coming into contact with one another. Source Control BMPs that may be incorporated into the project are: (*Note: Source Control BMPs table is provided at end of summary of mitigation measures for Section 4.10.)

- a. Education/Training for property owners, operators, tenants, occupants, or employees.
- b. Irrigation system and landscape maintenance.
- c. Common area litter control.
- d. Sweeping of public streets, private streets, and parking lots.
- e. Drainage facility inspection and maintenance.
- f. Strict controls over use of fertilizers on both public and private property.
- g. MS4 stenciling and signage.
- h. Protection of slopes and channels such as riprap, vegetation in landscaped areas, etc.

10.PLANNING. 54 MAP - MM 4.13-2

RECOMMND

Per MM 4.13-2, during all project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and

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10.PLANNING. 54 MAP - MM 4.13-2 (cont.) RECOMMND

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 receptors nearest the project site. All equipment shall be operated in the quietest manner feasible.

10.PLANNING. 55 MAP - MM 4.13-3 RECOMMND

Per MM 4.13-3, 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 north and east) during all Project construction.

10.PLANNING. 56 MAP - MM 4.13-5 RECOMMND

Per MM 4.13-5, no music or electronically reinforced speech from construction workers shall be audible at noise-sensitive properties.

10.PLANNING. 57 MAP - MM 4.13-6 RECOMMND

Per MM 4.13-6, because construction noise is anticipated to exceed 65 dBA at some nearby sensitive receptors during all phases of construction, portable noise barriers shall be placed near the noise-producing equipment between the noise source and the receptors for activities where the anticipated noise at the sensitive receptor would exceed 60dBA. The noise barriers may be constructed from construction materials such as from 4 foot by 8-foot sheets of marine plywood (minimum one-inch thickness) or one and one eighth inch (1 1/8") tongue-in-groove sub-floor, backed with three and a half inch thick R-11 fiberglass insulation for sound absorption. Several such panels may be hinged together in order to be self-supporting and to provide a continuous barrier. The temporary, portable noise barriers should at a minimum reduce noise levels at receptor locations below an exterior sound level of 65 dBA and an interior sound level of 45 dBA at the receptor.

10.PLANNING. 58 MAP - MM 4.13-7 RECOMMND

Per MM 4.13-7, where noise barriers required to mitigate operational noise would also mitigate construction noise

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10.PLANNING. 58 MAP - MM 4.13-7 (cont.) RECOMMND

at off-site sensitive receptors, said noise barriers will be constructed as early in the construction phasing process as possible (i.e., noise barriers shall be constructed prior to building construction where feasible).

10.PLANNING. 59 MAP - MM 4.13-8 RECOMMND

Per MM 4.13-8, all employees that will be exposed to noise levels greater than 75 dB over an 8-hour period shall be provided with adequate hearing protection devices to ensure no hearing damage will result from construction activities. Areas where noise levels are routinely expected to exceed 80 dBA shall be clearly posted with signs requiring hearing protection be worn.

10.PLANNING. 60 MAP - MM 4.13-9 RECOMMND

Per MM 4.13-9, construction methods and/or equipment shall be used that will provide the lowest level of noise impact at nearby sensitive receptors, i.e., use newer equipment that will generate lower noise levels or alternative equipment that generates less noise than standard equipment.

10.PLANNING. 61 MAP - MM 4.13-10 RECOMMND

Per MM 4.13-10, the project proponent shall establish a noise complaint/response program that shall include keeping the local community informed of the schedule, duration, and progress of the construction, in order to minimize the public objections to unavoidable noise. Communities where construction is scheduled should be notified in advance of the construction and of the expected construction-related temporary and intermittent noise increases. This can be accomplished by posting signs with phone contacts and information regarding construction schedules a minimum of one week before initiating ground disturbing activities.

10.PLANNING. 62 MAP - MM 4.13-11 RECOMMND

Per MM 4.13-11, during future construction activities with heavy equipment within 300 feet of occupied residences, vibration field tests shall be conducted at the nearest occupied residences. If vibrations exceed 72 VdB, the construction activities shall be revised to reduce the

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10.PLANNING. 62 MAP - MM 4.13-11 (cont.) RECOMMND

vibration below this threshold or, if it is acceptable to the occupants, the project proponent may arrange for alternate housing for the occupants during the period that construction activities cause vibrations at the residence in excess of 70 VdB.

10.PLANNING. 63 MAP - MM 4.13-12 RECOMMND

Per MM 4.13-12, to the extent feasible (where construction activities can occur concurrently), the noisiest operations shall be scheduled to occur simultaneously in the construction program to avoid prolonged sequential periods of construction activity annoyance.

10.PLANNING. 64 MAP - MM 4.13-13 RECOMMND

Per MM 4.13-13, if blasting is required, blasts shall be restricted to the hours of 10 a.m. to 4 p.m. Any residences located within 400 feet of the blast area shall be notified a minimum of two day prior to the blast(s) that blasting will be conducted at a specific location and a specific time within the restricted hours.

10.PLANNING. 65 MAP - MM 4.13-16 RECOMMND

Per MM 4.13-16, to satisfy the County of Riverside 45 dBA CNEL interior noise level criteria, lots facing Garbani Road, La Ventana Road, and Wickerd Road will require a Noise Level Reduction (NLR) of up to 27.9 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 noise mitigation measures:

1. 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 adjacent to Garbani Road shall require upgraded windows with a minimum STC rating of 31.
2. Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths inch thick.
3. Roof: Roof sheathing of wood construction shall be well

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10.PLANNING. 65

MAP - MM 4.13-16 (cont.)

RECOMMND

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.

4. Attic: Attic vents should be oriented away from Garbani Road, La Ventana Road, and Wickerd Road. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.

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

6. 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.

The improvements listed in this measure shall be offered to the existing residents along Garbani Road and included in the future residences exposed to noise from the high school athletic field(s).

10.PLANNING. 66

MAP - MM 4.13-18

RECOMMND

Per MM 4.13-18, where the proposed Project will cause a significant noise level increase as defined in Section 4.13.3.1 and summarized in Table 4.13-1 of this document at off-site residential and sensitive uses (along roadway segments 31, 32 and 62), the proposed Project shall implement supplemental noise controls designed to reduce noise level impacts below the applicable level of significance at all legal conforming use residential dwellings. Supplemental noise controls may include exterior noise walls or structural retrofits. Structural retrofits could include upgraded dual-paned windows, air conditioning, wall insulation or other methods acceptable to the property owner that can be demonstrated to reduce the noise impact below a level of significance.

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10.PLANNING. 67 MAP - MM 4.18.1-2 RECOMMND

Per MM 4.18.1-2, although use of recycled water is incorporated as part of the project, the future development shall connect all possible landscaping at the site to a recycled water system and use this system exclusively to water these landscaped areas.

10.PLANNING. 68 MAP - MM 4.18.1-3 RECOMMND

Per MM 4.18.1-3, smart landscape/irrigation management/control systems (including drip systems) shall be installed on all irrigation systems, public and private, within the project's boundaries.

10.PLANNING. 69 MAP - MM 4.18.1-4 RECOMMND

Per MM 4.18.1-4, at a minimum turf shall be limited to 20% of each lot. Individual home owners shall be provided a brochure prior to installing landscaping that provides basic information on eliminating turf from each private lot; how to install and maintain drought resistant plants; and how to utilize xeroscaping to create a pleasant living environment.

10.PLANNING. 70 MAP - MM 4.18.2-3 RECOMMND

Per MM 4.18.2-3, the contractor shall temporarily relocate existing overhead facilities, as necessary to maintain service, while grading and installing the new underground system is underway.

10.PLANNING. 71 MAP - MM 4.18.2-4 RECOMMND

Per MM 4.18.2-4, gas service shall remain available to all existing customers during construction of new and replacement gas lines within the project site.

10.PLANNING. 72 MAP - MM 4.18.3-1 RECOMMND

Per MM 4.18.3-1, the project proponent shall recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, metal, etc.) generated by development of the project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion

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10. GENERAL CONDITIONS

10.PLANNING. 72 MAP - MM 4.18.3-1 (cont.)

RECOMMND

Program Waste Recycle Plan (WRP) to ensure compliance. The WRP must identify materials that will be generated by construction and development, the project amounts, the measures/methods that will be taken to recycle, reuse and/or reduce the amount of materials, the facilities and/or hauler that will utilized, and the targeted recycling or reduction rate. During Project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and another for recycling of construction materials. Additional bins are encouraged to be used for further source separation of construction materials. Accurate record keeping (receipts) for recycling of construction materials and solid waste disposal must be kept. The WRP must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits. Evidence of Project compliance (receipts) with the approved WRP must be presented to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection.

10.PLANNING. 74 MAP - MM 4.6-5

RECOMMND

At least 30 days prior to issuance of grading permits, a Cultural Resources Treatment and Monitoring Agreement shall be entered in to between the developer/permit holder and a Native American monitor representing the appropriate Native American Tribe who shall be on site during all earthmoving activities. The Agreement shall identify any CEQA monitoring requirements and the appropriate treatment of cultural resources, including human remains. The Agreement shall also address the roles and responsibilities of the Native American monitor and appropriate compensation for professional Native American monitoring services. The Native American monitor agreement shall also detail treatment and final disposition of any Native American cultural resources, sacred sites, and human remains discovered on the site in accordance with State law and appropriate Native American customs and traditions. The executed Agreement shall be provided to the County of Riverside prior to issuance of a grading permit and shall be implemented during construction. The Native American monitor shall keep a daily log of all activities observed related to the project. A copy of the daily monitoring logs shall be submitted weekly to the Project Archaeologist and

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10.PLANNING. 74 MAP - MM 4.6-5 (cont.) RECOMMND

are to be included in the Phase IV report as a Confidential Appendix

10.PLANNING. 75 MAP - MM 4.4-10 RECOMMND

Per MM 4.4-10, all streets shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers if visible soil materials are carried to adjacent streets.

10.PLANNING. 77 MAP - ADDITIONAL SETBACK RECOMMND

Based on the design of the project, lots 233 through 246 shall have a rear yard setback of 30 feet to any habitable structure.

10.PLANNING. 79 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land

Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 80 MAP - MM 4.2-2 RECOMMND

When final subdivision maps are submitted to the local agency for review and approval, an analysis of potential glare from sunlight or exterior lighting to impact vehicles traveling on adjacent roadways or other structures shall be included in the submittal. This analysis shall demonstrate that due to building orientation or exterior treatment, no significant glare may be caused that could negatively impact drivers on the local roadways or impact adjacent land uses. If potential glare impacts are identified, the building orientation, non-glare reflective materials or other design solutions shall be implemented to eliminate glare impacts.

10.PLANNING. 81 MAP - MM 4.15.3-1 RECOMMND

Per MM 4.15.3-1, to assure that the future Project development incorporates defensible landscaping concepts. The design of each tract shall be reviewed with the Planning Department prior to approval of any final

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10. GENERAL CONDITIONS

10.PLANNING. 81 MAP - MM 4.15.3-1 (cont.)

RECOMMND

tract maps, conditional use permits or other entitlements and the approved maps shall incorporate defensible landscape measures approved by the Planning Department.

10.PLANNING. 82 MAP - MM 4.18.1-1

RECOMMND

Per MM 4.18.1-1, the project shall install Ultra-Low-Flush Toilets (ULFT), accomodate the installation of High Efficiency Clothes Washers (HECW), and install low-flow showerheads. Modelhome designs shall also consider the California Friendly Model Home Program to install water efficient landscaping, fixtures, and appliances to demonstrate water savings for homeowners.

10.PLANNING. 83 MAP - MM 4.4-11

RECOMMND

per MM 4.4-11, the contractor or builder shall designate a person or persons to monitor the dust control program and to odrer increased watering, as necessary, to prevent transport of dust offsite.

10.PLANNING. 84 MAP - MM 4.4-12

RECOMMND

Per MM 4.4-12, the applicant shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours.

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 unacceptablility 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

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

of the conditions shall be referred to the Transportation Department.

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. 6 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.

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10. GENERAL CONDITIONS

10.TRANS. 7

MAP-CREDIT/REIMBURSEMENT 4 IMP

RECOMMND

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

10.TRANS. 8

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.

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.

Haun Road (NS) at:
La Piedra Road (EW)
Holland Road (EW)
Garbani Road (EW)
Scott Road (EW)

I-215 Southbound Ramps (NS) at:
Garbani Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 8

MAP - TS/CONDITIONS (cont.)

RECOMMND

I-215 Northbound Ramps (NS) at:
Garbani Road (EW)

I-215 Southbound Ramps (NS) at:
Scott Road (EW)

I-215 Northbound Ramps (NS) at:
Scott Road (EW)

Antelope Road (NS) at:
Holland Road (EW)
Garbani Road (EW)
Scott Road (EW)

Menifee Road (NS) at:
Newport (Road) (EW)
Loire Valley Lane/Tres Lagos Drive (EW)
La Piedra Road (EW)
Holland Road (EW)
Craig Road (EW)
Garbani Road (EW)
Scott Road (EW)

Briggs Road (NS) at:
Garbani Road (EW)
Wickerd Road (EW)
Scott Road (EW)

El Centro Lane (NS) at:
Garbani Road (EW)
Driveway 1 (EW)
Gardner Lane/Driveway 2 (EW)
Wicker Road (EW)

La Ventana Road (NS) at:
Garbani Road (EW)
Wickerd Road (EW)
Scott Road (EW)

Leon Road (NS) at:
Garbani Road (EW)
Wickerd Road (EW)
Scott Road (EW)

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

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10. GENERAL CONDITIONS

10.TRANS. 8 MAP - TS/CONDITIONS (cont.) (cont.) RECOMMND

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. 9 MAP - CONSTRUCTION MIT MEASURE RECOMMND

The MM number corresponds to the mitigation measure number found in the project EIR.

Per MM 4.4-5, gravel pads must be installed at all access points to prevent tracking of mud onto public roads.

Per MM 4.4-6, install and maintain track out control devices in effective condition at all access points where paved and unpaved access or travel routes intersect (e.g., Install wheel shakers, wheel washers, and limit site access).

Per MM 4.4-7, all roadways, driveways, sidewalks, etc., shall be completed as soon as possible after construction begins. In addition, building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.

Per MM 4.4-8, pave all construction access roads at least 100 feet on to the site from the main road.

Per MM 4.4-9, when materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.

Per MM 4.4-10, all streets shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers if visible soil materials are carried to adjacent streets.

Per MM 4.4-16, the applicant shall implement activity management techniques including (a) development of a comprehensive construction management plan designed to minimize the number of large construction equipment operating during any given time period; (b) scheduling of construction truck trips during non-peak hours to reduce peak hour emissions; and (c) phasing of construction

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10. GENERAL CONDITIONS

10.TRANS. 9 MAP - CONSTRUCTION MIT MEASURE (cont.) RECOMMND

activities.

Per MM 4.4-17, the applicant shall develop a trip reduction plan to achieve a 1.5 AVR for construction employees.

10.TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU RECOMMND

The MM number corresponds to the mitigation measure in the project EIR.

Per MM 4.17-2, the recommended site access driveway improvements for the Project are described below and shall be implemented prior to issuance of any occupancy permits for any residences in TR No. 36785 by the County. Figure 4.17-49 illustrates the on-site and site adjacent recommended intersection lane improvements for Phase 1 (2017) and Figure 4.17-50 illustrates the on-site and site adjacent recommended intersection lane improvements for Phase 2 (2019) (Project buildout). Construction of on-site and site adjacent improvements are required to occur in conjunction with adjacent Project development activity or as needed for Project access purposes and as determined by the County.

The following intersection recommendations represent the minimum lanes that must be provided to achieve acceptable peak hour operations. As there is not anticipated to be sufficient receiving lanes beyond the Project, a minimum of one lane shall be provided in each direction of travel until such time that the adjacent roadways are also widened to their ultimate General Plan roadway classification. However, the site adjacent roadways will be improved consistent with requirements outlined in this Subchapter of the DEIR.

Phase 1 (2017) El Centro Lane / Driveway 1 - Install a stop control on the westbound approach and construct the intersection with the following geometrics: Northbound Approach: One shared through-right turn lane. Southbound Approach: One shared left-through lane. Eastbound Approach: N/A Westbound Approach: One shared left-right turn lane.

El Centro Lane / Gardner Lane/Driveway2 - Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics: Northbound Approach: One shared left-through-right turn

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10. GENERAL CONDITIONS

10.TRANS. 10

MAP - ROAD GEOMETRIC MIT MEASU (cont.)

RECOMMND

lane. Southbound Approach: One shared left-through-right turn lane. Eastbound Approach: One shared left-through-right turn lane. Westbound Approach: One shared left-through-right turn lane.

El Centro Lane / Wickerd Road - Install a stop control on the southbound approach and construct the intersection with the following geometrics: Northbound Approach: N/A Southbound Approach: One shared left-right turn lane. Eastbound Approach: One shared left-through lane. Westbound Approach: One shared through-right turn lane.

La Ventana Road / Driveway 2 - Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics: Northbound Approach: One shared left-through-right turn lane. Southbound Approach: One shared left-through-right turn lane. Eastbound Approach: One shared left-through-right turn lane. Westbound Approach: One shared left-through-right turn lane.

La Ventana Road / Wickerd Road - Install a stop control on the southbound approach and construct the intersection with the following geometrics: Northbound Approach: N/A Southbound Approach: One shared left-right turn lane. Eastbound Approach: One shared left-through lane. Westbound Approach: One shared through-right turn lane.

Phase 2 (2019) El Centro Lane / Garbani Road - Install a stop control on the northbound and construct the intersection with the following geometrics:

Northbound Approach: One shared left-right turn lane. Southbound Approach: N/A Eastbound Approach: One shared through-right turn lane. Westbound Approach: One shared left-through lane.

La Ventana Road / Garbani Road - Install a traffic signal and construct the intersection with the following geometrics: Northbound Approach: One left turn lane and one shared through-right turn lane. Southbound Approach: One left turn lane and one shared through-right turn lane. Eastbound Approach: One left turn lane and one shared through-right turn lane. Westbound Approach: One left turn lane and one shared through-right turn lane.

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10. GENERAL CONDITIONS

10.TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU (cont.) (cont.RECOMMND

The traffic signal at La Ventana Road and Garbani Road may be eligible for fee credit.

La Ventana Road / Driveway 3 - Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics: Northbound Approach: One shared left-through-right turn lane. Southbound Approach: One shared left-through-right turn lane. Eastbound Approach: One shared left-through-right turn lane. Westbound Approach: One shared left-through-right turn lane.

La Ventana Road / Driveway 4 - Install a stop control on the westbound approach and construct the intersection with the following geometrics: Northbound Approach: One shared through-right turn lane. Southbound Approach: One shared left-through lane. Eastbound Approach: N/A Westbound Approach: One shared left-right turn lane.

Brandon Lane / Garbani Road - Install a stop control on the northbound and construct the intersection with the following geometrics: Northbound Approach: One shared left-right turn lane. Southbound Approach: N/A Eastbound Approach: One shared through-right turn lane. Westbound Approach: One shared left-through lane.

On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.

Sight distance at each project access point should be reviewed with respect to standard Caltrans and County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans to ensure adequate sight distance in accordance with these standards is fulfilled.

Per MM 4.17-3, the applicant shall fund the recommended Improvements set forth below to Address Deficiencies at Intersections for E+P conditions.

Improvement strategies have been recommended at intersections that have been identified as deficient to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better). The effectiveness of the proposed recommended

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10. GENERAL CONDITIONS

10.TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU (cont.) (cont.RECOMMND

improvements is presented in Table 4.17-18 for E+P traffic conditions. Recommended improvements to address deficiencies for E+P traffic conditions are described below and shall be implemented in accordance with Riverside County requirements as needed. All recommended improvements are consistent with Existing (2014) traffic conditions (see Table 4.16-11).

Recommended Improvement -Haun Road / Holland Road (#2)
-Add traffic signal (required for Existing conditions) -Add a northbound left turn lane (required for Existing conditions) -Add a southbound left turn lane (required for Existing conditions)

Recommended Improvement - Haun Road / Garbani Road (#3)
-Add traffic signal (required for Existing conditions)

Recommended Improvement -Haun Road / Scott Road (#4) -Add a 2nd southbound left turn lane (required for Existing conditions) -Add a 2nd eastbound through lane (required for Existing conditions) -Add overlap phasing on the westbound right turn lane (required for Existing conditions)

Recommended Improvement - I-215 Southbound Ramps / Scott Road (#6) -Add a 2nd eastbound through lane (required for Existing conditions) -Add a 2nd westbound through lane (required for Existing conditions) -Increase the intersection cycle length to 120 seconds during the AM and PM peak hours (required for Existing conditions)

As noted previously, the improvements shown for the I-215 South-bound Ramps at Scott Road are a subset of the proposed interchange improvements. Pursuant to the County's traffic study guidelines, the improvements necessary to maintain acceptable peak hour operations have been identified; however, it is unlikely these improvements would be implemented independently outside of the interchange project.

Recommended Improvement - Antelope Road / Scott Road (#11) -Add overlap phasing on the southbound right turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Newport Road (#12) -Add overlap phasing on the northbound right turn lane (required for Existing conditions) -Add a 2nd

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10.TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU (cont.) (cont.RECOMMND

eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Garbani Road (#17) -Add a traffic signal (required for Existing conditions)

Recommended Improvement - Menifee Road / Scott Road (#18) -Add a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Leon Road / Scott Road (#31) -Add a traffic signal (required for Existing conditions)

The applicant shall participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions through the payment of Western Riverside County TUMF, DIF, RBBB, or a fair share contribution as directed by the County. These fees are described in the TIA (Volume 2, Technical Appendices) and are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected population increases. Each of the improvements discussed above have been identified as being included as part of TUMF funding program, DIF funding program, RBBB, or fair share contribution in Section 10 Local and Regional Funding Mechanisms of this TIA, Volume 2, Technical Appendices.

Per MM 4.17-4, the applicant shall fund the recommended Improvements set forth below to Address Deficiencies at Intersections for EAP conditions.

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better). The effectiveness of the recommended improvement strategies discussed below to address EAP traffic deficiencies is presented in Table 4.17-23. The improvements that were previously required to address LOS deficiencies for Existing and E+P traffic conditions are shown in italics. New improvements for EAP traffic conditions are shown in regular text.

Recommended Improvement -Haun Road / Holland Road (#2)
oAdd traffic signal (required for Existing conditions) oAdd

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10. GENERAL CONDITIONS

10.TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU (cont.) (cont.RECOMMND

a northbound left turn lane (required for Existing conditions) oAdd a southbound left turn lane (required for Existing conditions)

Recommended Improvement - Haun Road / Garbani Road (#3) oAdd traffic signal (required for Existing conditions)

Recommended Improvement -Haun Road / Scott Road (#4) oAdd a 2nd southbound left turn lane (required for Existing conditions) oAdd a 2nd eastbound through lane (required for Existing conditions) oAdd overlap phasing on the westbound right turn lane (required for Existing conditions)

Recommended Improvement - I-215 Southbound Ramps / Scott Road (#6) oAdd a 2nd eastbound through lane (required for Existing conditions) oAdd a 2nd westbound through lane (required for Existing conditions) oIncrease the intersection cycle length to 120 seconds during the AM and PM peak hours (required for Existing conditions) oAdd a 2nd westbound left turn lane

Recommended Improvement - I-215 Northbound Ramps / Scott Road (#8) oAdd a 2nd eastbound through lane oAdd a 2nd westbound through lane oIncrease the intersection cycle length to 120 seconds during the AM and PM peak hours

As noted previously, the improvements shown for the I-215 South-bound and Northbound Ramps at Scott Road are a subset of the proposed interchange improvements. Pursuant to the County's traffic study guidelines, the improvements necessary to maintain acceptable peak hour operations have been identified at both the I-215 Southbound and Northbound ramps on Scott Road; however, it is unlikely these improvements would be implemented independently outside of the interchange project.

Recommended Improvement - Antelope Road / Scott Road (#11) oAdd overlap phasing on the southbound right turn lane (required for Existing conditions) Recommended Improvement - Menifee Road / Newport Road (#12) oAdd overlap phasing on the northbound right turn lane (required for Existing conditions) oAdd a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Garbani Road (#17) oAdd a traffic signal (required for Existing

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10. GENERAL CONDITIONS

10.TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU (cont.) (cont.RECOMMND
conditions)

Recommended Improvement - Menifee Road / Scott Road (#18)
oAdd a 2nd eastbound left turn lane (required for Existing
conditions)

Recommended Improvement - Leon Road / Scott Road (#31)
oAdd a traffic signal (required for Existing conditions)

The applicant shall participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions through the payment of Western Riverside County TUMF, DIF, RBBB, or a fair share contribution as directed by the County. These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected population increases. Each of the improvements discussed above have been identified as being included as part of TUMF fee program, DIF fee program, RBBB fee program, or fair share contribution in Section 10 Local and Regional Funding Mechanisms of this TIA, Volume 2, Technical Appendices.

Per MM 4.17-5, the applicant shall fund the recommended Improvements set forth below to Address Deficiencies at Intersections for EAPC conditions.

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an accept-able LOS (LOS "D" or better). The effectiveness of the recommended improvement strategies necessary to address EAPC traffic deficiencies is presented in Table 4.17-28.

Per MM 4.17-6, the applicant shall fund the recommended Improvements set forth below to Address Deficiencies at Intersections for the Horizon Year, 2035.

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an accept-able LOS (LOS "D" or better). The effectiveness of the recommended improvement strategies necessary to address Horizon Year traffic deficiencies are presented in Table 4.17-33.

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10. GENERAL CONDITIONS

10.TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU (cont.) (cont.RECOMMND

Per MM 4.17-7, the project developer and the school district shall enter into discussions with the Riverside Transit Authority (RTA) about rerouting the existing bus service to extend service from the intersection of Menifee Road/Scott Road east to Leon; thence north to the intersection of Wickerd and Leon; then back west to the intersection of Wickerd and Briggs; and finally back south along Briggs to Scott Road. This effort shall begin after completion of Phase 1 and prior to implementation of Phase 2 of the proposed project.

Per MM 4.17-1, all adjacent roadway improvements for both phase 1 and phase 2 developments summarized in the preceding text shall be implemented by the project developer(s) prior to issuance of any occupancy permits for any residences in TR No. 36785 Amended by the County. These improvements are shown in Figure 4.17-23 and consist of the following:

Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for E+P conditions only (e.g. intersection and roadway improvements at the Project's frontage and driveways). These include the project site adjacent roadways of El Centro Drive, La Ventana Road, Brandon Lane, Garbani Road, and Wickerd Road.

In order to access the existing roadway network from the site, the Project applicant will also construct a minimum of one lane of pavement in each direction of travel along Wickerd Road between El Centro Drive and Briggs Road and along Briggs Road between Wickerd Road and the existing terminus at Sharon Way.

WASTE DEPARTMENT

10.WASTE. 1 MAP - HAZARDOUS MATERIALS RECOMMND

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

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10. GENERAL CONDITIONS

10.WASTE. 1 MAP - HAZARDOUS MATERIALS (cont.) RECOMMND

information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

10.WASTE. 3 MAP - LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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.

20.PLANNING. 3 MAP- LANDSCAPE CORRECTIONS RECOMMND

Within 30 days of project approval the Landscape plans shall:

1. Clarify how the graded areas that straddle the project boundary will be treated to comply with the County erosion and planting requirements. 2. Provide information where and how maintenance will access the slopes along Garbani and Wickerd Roads, and the basins. 4. Fix the wall linetypes,

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3

MAP- LANDSCAPE CORRECTIONS (cont.)

RECOMMND

and scales so they read legibly. 5.All slopes must be planted per County requirements for erosion control (container stock). If not shown on plans or enlargements, please add a note. 6.Please revise Landscape Note #8 to 10' min. width. 7.Grading plans show utilities at Veteran's Park that are not reflected above. Please verify whether there are associated easements or whether placement may affect layout of landscape. 8.Fix the graphics on planting plan and enlargements to reflect wall/fence type. 9.A seperation mow curb will be installed between the project and the school site.

TRANS DEPARTMENT

20.TRANS. 1

MAP - TRANSPORTATION BENEFIT

RECOMMND

Within one (1) year of project approval or prior to recordation of the tract map, whichever comes first, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,000 per unit. The contribution is to be used to fund the Scott Road Interchange Project. In the event the Interchange Project is fully funded without this contribution, the funds will be directed to fund other transportation improvement projects the Southwest Area Plan. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF). In the event of a legal challenge against the project the one (1) year period shall begin after the litigation is resolved.

This condition is duplicated in 50.TRANS.22 in the event the final map is ready to record before the one year period described above.

NOTE: 60.TRANS.3 is a separate condition that outlines a separate contribution to be made prior to issuance of a grading permit.

This condition was modified by the Planning Commission on June 15, 2016.

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50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER & SEWER WILL SERVE RECOMMND

A "Will-Serve" letter is required from the agency providing water service for both water and sewer.

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.

EPD DEPARTMENT

50.EPD. 1 MAP - ECS REQUIREMENTS RECOMMND

The constrained areas will conform to the areas mapped as "MSHCP Riverine Areas" and "On-Site Mitigation" on Figures 7 & 8 of the document titled "Determination of Biologically Equivalent or Superior Preservation" dated April 2015 and prepared by PCR Services Corporation. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"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."

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50. PRIOR TO MAP RECORDATION

50.EPD. 2 MAP - ECS CONDITION RECOMMND

The project 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.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS RECOMMND

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

50.FIRE. 2 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. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.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.

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

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

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

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 Murrieta Creek/Warm Springs Valley 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.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

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.

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 3,500 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-4 zone, and with the Riverside County General Plan.

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

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

F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 1129 and Change of Zone No. 7856 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 zone ultimately applied to the property.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 MAP - ANNEX TO PARK DISTRICT RECOMMND

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

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Parks and Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 9 MAP - OFFER OF TRAILS RECOMMND

An offer of dedication to the Valley-wide Parks and Recreation District for a regional trails shown on EXHIBIT A shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 10 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to the Valley-Wide Parks and Recreation District or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide community trail. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

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:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13

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

RECOMMND

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

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

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."

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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. 31 MAP - CC&R RES CSA COM. AREA

RECOMMND

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

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

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

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

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