

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.)

RECOMMND

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

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

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

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

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

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

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50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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

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

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

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

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

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

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of

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50.PLANNING. 32

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

RECOMMND

the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

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

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

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

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment

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50.PLANNING. 37 MAP - MM 4.18.2-1 (cont.)

RECOMMND

guaranteeing the undergrounding of proposed utility distribution lines in conformance with applicable County standards and the County's Capital Improvement Policy.

50.PLANNING. 38 MAP - MM 4.18.2-2

RECOMMND

Per MM 4.18.2-2, the Tentative Tract map shall be conditioned to require that all electrical service lines (excluding transmission lines) serving development within the project will be installed underground. This includes existing service facilities that may have to be relocated temporarily during grading.

50.PLANNING. 74 MAP - BUS TURNOUTS

RECOMMND

Prior to Map Recordation the developer shall contact the Menifee Union School District to verify whether or not the schools that serve the development will be served by bus or not, and if there is any need for bus turnouts. If bus stops are desired by the school district, the applicant shall coordinate with the district and the Transportation Department on the location of the bus stops and whether bus turnouts will be necessary. Street improvement plans required prior to map recordation shall reflect the bus stops and turnouts as may be required.

50.PLANNING. 75 MAP- MM 4.18.3-3

RECOMMND

Per MM 4.18.3-3, the Homeowners Association (HOA) established for the proposed development shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively. The Developer and the HOA shall encourage xeriscaping and the installation of drought tolerant low maintenance vegetation. Homeowners shall be notified of such in the CC&Rs.

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SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT RECOMMND

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

50.SURVEY. 2 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Garbani Road, Wickerd Road, El Centro Road, and La Ventana Road and so noted on the final map.

50.SURVEY. 3 MAP - VACATION RECOMMND

The applicant, by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Brandon Lane. Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

TRANS DEPARTMENT

50.TRANS. 1 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 2 MAP - SOILS 2 RECOMMND

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

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50.TRANS. 3 MAP - ASSESSMENT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

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

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

50.TRANS. 7 MAP - OFF-SITE ACCESS 2 RECOMMND

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

Said off-site access road shall be the westerly extension of Wickerd Road to Briggs Road and the southerly extension of Briggs Road to the existing pavement.

Said off-site access road shall be the westerly extension of Garbani Road to Briggs Road.

Said off-site access road shall be the easterly extension of Garbani Road to Leon Road.

Said off-site access road shall be the easterly extension of Wickerd Road to Leon Road.

or as approved by the Director of Transportation.

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

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50.TRANS. 8 MAP - LIGHTING PLAN

RECOMMND

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

50.TRANS. 9 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

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

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

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

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by

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50.TRANS. 9 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

Transportation Department.

- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 10 MAP - DEDICATION RECOMMND

La Ventana Road and street "V" shall be improved as a COLLECTOR ROAD with 44' full-width AC pavement, 6" concrete curb and gutter, and sidewalks within 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (The design criteria apply if GP-1129 is approved by the Board of Supervisors to downgrade La Ventana Road to a Collector Road.)

- NOTE: 1. A 5' sidewalk shall be constructed 3' from the property line within the 15' parkway.
2. If the GP-1129 (proposed downgrade of La Ventana Road to a Collector Road) is not approved by the Board of Supervisors, the project proponent shall submit the revised tentative map.
3. A minimum 6' bike lane shall be striped on the roadway and shall conform to the Caltrans Highway Design Manual.

Street "F" and street "K" along Veteran's Park boundary shall be improved as an ENHANCED LOCAL road with 44' full-width AC pavement, 6" concrete curb and gutter, 11' sidewalk (park side) and 5' sidewalk (other side of the centerline) within the 66' full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A", Ordinance 461 and per Amended Exhibit No. 2, dated 1/28/2016. (44'/66')

NOTE: An 11' sidewalk (park side) and a 5' sidewalk (on the opposite side of the park, adjacent to the right-of-way) shall be constructed within the 11' parkway.

All other interior streets shall be improved as a LOCAL ROAD with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56')

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50.TRANS. 10

MAP - DEDICATION (cont.)

RECOMMND

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

Wickerd Road along project boundary is designated a SECONDARY HIGHWAY and shall be improved with 32' half-width AC pavement, 6" concrete curb and gutter (project side), within a 50' half-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (32'/50')

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

A minimum 6' bike lane shall be striped on the roadway and shall conform to the Caltrans Highway Design Manual.

Garbani Road along project boundary is designated as MAJOR HIGHWAY and shall be improved with 38' half-width AC pavement, 8" concrete curb and gutter (project side), within a 59' half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461. (38'/59')

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway.

A minimum 6' bike lane shall be striped on the roadway and shall conform to the Caltrans Highway Design Manual.

Sufficient public street right-of-way along Meadowgate Lane shall be conveyed for public use to provide for a 30 foot half-width right-of-way. Areas designated as culturally sensitive may be omitted for the area to be dedicated.

or as approved by the Director of Transportation.

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

50.TRANS. 11

MAP - PART-WIDTH

RECOMMND

El Centro Lane along project boundary is designated LOCAL ROAD and shall be improved with 32' part-width AC pavement

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50.TRANS. 11 MAP - PART-WIDTH (cont.)

RECOMMND

(20' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter within a 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C".

- NOTE: 1. A 5' sidewalk (project side) shall be constructed adjacent to the right-of-way line within the 10' parkway.
2. A 6" concrete curb and gutter (project side) shall be constructed.
3. A 6" AC dike shall be constructed on the opposite side of the centerline.

or as approved by the Director of Transportation.

50.TRANS. 12 MAP - UTILITY PLAN

RECOMMND

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

50.TRANS. 13 MAP-DEDICATIONS/ACCEPTANCE/SUR

RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the

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50.TRANS. 13 MAP-DEDICATIONS/ACCEPTANCE/SUR (cont.) RECOMMND

County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

50.TRANS. 14 MAP - LANDSCAPING/TRAILS RECOMMND

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

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 15 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 16 MAP - IMP PLANS RECOMMND

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

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

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50.TRANS. 17 MAP - CONSTRUCT RAMP RECOMMND

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

50.TRANS. 18 MAP - OFF-SITE INFO RECOMMND

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

50.TRANS. 19 MAP - SIGNING & STRIPING PLAN RECOMMND

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

or as approved by the Director of Transportation.

50.TRANS. 20 MAP - TS/DESIGN RECOMMND

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

Signals eligible for fee credit if installed in the ultimate location:

Leon Road (NS) at Scott Road (EW)

The project proponent may pay cash-in-lieu of improvements. The cash-in-lieu amount shall be 33% of the total cost to design and construct the traffic signal, including associated street improvements, survey, and inspection. No fee credit will be given if cash-in-lieu is paid.

or as approved by the Transportation Department.

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

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

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50.TRANS. 21 MAP - TS/GEOMETRICS

RECOMMND

The intersection of Leon Road (NS) at Scott Road (EW) shall be signalized and improved to provide the following geometrics:

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

NOTE: If cash-in-lieu is paid per 50.TRANS.20, the design shall be based on the geometrics above, however construction is not required.

or as approved by the Transportation Department.

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

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

50.TRANS. 22 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. This contribution is an extraordinary benefit of the project. 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 in the Southwest Area Plan. 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.

If the contribution has been made to the Transportation Department to satisfy 20.TRANS.1, this condition shall be deemed met. If however, the contribution has not been made within one (1) year of project approval per 20.TRANS.1,

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50.TRANS. 22 MAP - TRANSPORTATION BENEFIT (cont.) RECOMMND

this condition shall apply and the contribution shall be provided prior to recordation of the tract map.

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

50.TRANS. 23 MAP - OFF-SITE IMPROVEMENTS RECOMMND

The project shall construct the Line 1 Storm Drain system, which will outlet at the ultimate south Wickerd Road right-of-way line, based upon a design that is approved and accepted by RCFC&WCD or RCTD. The Line 1 Storm Drain shall include the design of an energy dissipator to mitigate the concentration of flows discharged by the storm drain system. The energy dissipator shall be designed in a manner that would disperse the flows in order to re-create a sheet flow condition and would reduce the velocities discharged by the storm drain to a non-erosive rate. The Line 1 Storm Drain System shall be maintained by RCFC&WCD or other acceptable county entity. In order to complete, the construction of the Line 1 Systems, dedication will be required of the southerly portion of the ultimate Wickerd Road right-of-way, the right-of-way shall be required in connection with final engineering. To implement this condition the adjoining property owner of APN 466-220-027 has agreed and shall dedicate such property, right-of-way, and easements as required by RCFC&WCD for the design, construction and maintenance of the Line 1 Storm drain system.

or as approved by the Director of Transportation.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB).

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

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

RECOMMND

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

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

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

60.BS GRADE. 16 MAP - IMPORT/EXPORT RECOMMND

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

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

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

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

EPD DEPARTMENT

60.EPD. 1 - HMMP/MITIGATION CREDITS RECOMMND

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the document titled "Determination of Biologically Equivalent or Superior Preservation" prepared by PCR Services Corporation and dated April, 2015. There

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - HMMP/MITIGATION CREDITS (cont.)

RECOMMND

will be permanent impacts to 0.131 acre of MSHCP Riverine Areas and temporary impacts to 0.118 acre. The drainages with temporary impacts will be restored and then avoided as open space. On-site mitigation proposed for the permanent drainage impacts will be at a 2:1 mitigation-to-impact ratio and includes 0.262 acre of streambed expansion and riparian habitat creation within and adjacent to the restored portions of the drainages with temporary impacts. The biologist shall provide a Habitat Mitigation and Monitoring Plan (HMMP) to the Planning Department/Environmental Programs Division (EPD) for review and approval. The HMMP shall include, but not be limited to: time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

60.EPD. 2 - IMPLEMENT DBESP

RECOMMND

Prior to issuance of grading permits for the project area, the site developer shall implement the Determination of Biologically Equivalent or Superior Preservation (DBESP) document (prepared by PCR Services Corporation and dated April, 2015) and regulatory permits for disturbance of approximately 0.131 acre or 1,445 linear feet of heavily disturbed riverine habitat. To compensate for the loss of these waters of the U.S. and State, the developer shall either implement onsite enhancement in the area set aside to protect stream channel habitat or acquire offsite compensatory mitigation habitat or create such habitat at no more than a 2:1 mitigation-to-impact ratio as outlined in the text in the DBESP. This habitat shall be located within the Santa Margarita River Watershed. The regulatory permits (Corps 404, Regional Board 401 and CDFW 1600) may increase this compensatory ratio but the County finds that this is the minimum habitat required to offset the impacts to water resources on the project site.

60.EPD. 3 - NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during

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60.EPD. 3 - NESTING BIRD SURVEY (cont.)

RECOMMND

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

60.EPD. 4 -30 DAY BURROWING OWL

RECOMMND

Pursuant to Objectives 5 & 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. Two burrowing owls and sign were identified on site during the focused surveys. The Regional Conservation Authority (RCA) and County Biologist shall be consulted to determine

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60.EPD. 4 -30 DAY BURROWING OWL (cont.) RECOMMND

appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.
If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

60.EPD. 5 - PERMANENT FENCING PLAN RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "MSHCP 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 shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 6 - BIOLOGICAL MONITORING RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities, fence installation, and to survey the site for nesting birds. A work plan shall be submitted to the EPD from the qualified biological monitor to review and approve, that may include but not be limited to Best Management Practices

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60.EPD. 6 - BIOLOGICAL MONITORING (cont.) RECOMMND

(BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP SUBMIT PLANS RECOMMND

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

60.FLOOD RI. 2 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

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

60.FLOOD RI. 3 MAP PHASING RECOMMND

If the map is to be constructed in phases, then each phase shall 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.

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60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

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

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

Written permission shall be obtained from the affected property owner(s) 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.

60.FLOOD RI. 6 MAP WRITTEN PERM CONC FLOWS RECOMMND

The proposed drainage concept proposes to combine onsite and offsite stormwater runoff and discharge concentrated and erosive flows onto the downstream property owner(s). Written authorization letter and/or drainage easement(s) from the affected property owner(s) for the release of concentrated and/or diverted storm flows shall be obtained. A copy of the signed letter shall be submitted to the District for review prior to the issuance of permits for the project. The recorded drainage easement shall be submitted to the District for review and approval prior to the issuance of permits for the project or recordation of the map. If such permission cannot be obtained, then the project shall be redesigned to discharge stormwater runoff in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage areas, outlet points and outlet conditions.

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Tract Map 36785 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

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60.FLOOD RI. 7 MAP ADP FEES (cont.) RECOMMND

the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP INEFFECT

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

60.FLOOD RI. 9 MAP ZONE 7 PRESENT WORTH MAINT RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.

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60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County
(SABER)

60.PLANNING. 2 MAP - PALEO PRIMP AND MONITOR RECOMMND

County Paleontological Report (PDP) No. 1496, prepared by Harry Quinn (CRM Tech) concluded the project's potential to impact significant paleontological resources are high.
HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as

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60.PLANNING. 2

MAP - PALEO PRIMP AND MONITOR (cont.)

RECOMMND

appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A

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60.PLANNING. 2 MAP - PALEO PRIMP AND MONITOR (cont.) (cont.)RECOMMND

written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 4 MAP - COMMUNITY TRAIL ESMNT RECOMMND

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

60.PLANNING. 5 MAP - PALEONTOLOGIST REQUIRED RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the

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60.PLANNING. 5 MAP - PALEONTOLOGIST REQUIRED (cont.) RECOMMND

Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 17 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 170 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 18 MAP - FEE BALANCE RECOMMND

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

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60.PLANNING. 18 MAP - FEE BALANCE (cont.)

RECOMMND

paid by the applicant/developer.

60.PLANNING. 19 MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 22 MAP - REQUIRED APPLICATIONS

RECOMMND

No grading permits shall be issued 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.

60.PLANNING. 23 MAP - PLANNING DEPT REVIEW

RECOMMND

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

60.PLANNING. 25 MAP - CULTURAL RESOURCE PROF.

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.
The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.
The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.
The Project Archaeologist shall manage and oversee

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60.PLANNING. 25 MAP - CULTURAL RESOURCE PROF. (cont.) RECOMMND

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

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

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

60.PLANNING. 26 MAP - NATIVE AMERICAN MONITOR RECOMMND

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

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

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring

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60.PLANNING. 26 MAP - NATIVE AMERICAN MONITOR (cont.) RECOMMND

of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

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

60.PLANNING. 27 MAP - MM 4.5-4 RECOMMND

Per MM 4.5-4, prior to issuance of grading permits for the project site, the site developer shall implement the Determination of Biologically Equivalent or Superior Preservation (DBESP) document and regulatory permits for disturbance of approximately 0.131 acre or 1,445 linear feet of heavily disturbed riverine habitat. To compensate for the loss of these waters of the U.S. and State, the developer shall either implement onsite enhancement in the area set aside to protect stream channel habitat or acquire offsite compensatory mitigation habitat or create such habitat at no more than a 2:1 mitigation-to-impact ratio as outlined in the text above. This habitat shall be located within the Santa Margarita River Watershed. The regulatory permits (Corps 404, Regional Board 401 and CDFW 1600) may increase this compensatory ratio but the County finds that this is the minimum habitat required to offset the impacts to water resources on the project site.

60.PLANNING. 28 MAP - MM 4.6-4 RECOMMND

A professional archaeological monitor shall be on site to monitor all ground disturbing activities. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for

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60.PLANNING. 28 MAP - MM 4.6-4 (cont.)

RECOMMND

services. The Project Archaeologist (Cultural Resource Professional), in consultation with the Native American Tribe, shall develop a Cultural Resources Monitoring Plan (CRMP) which must be approved by the County Archaeologist prior to issuance of grading permits. The CRMP shall address the details of all archaeological and cultural activities that will occur on the project site as well as address potential impacts to undiscovered buried archaeological and cultural resources and measures to protect and/or mitigate such impacts. An adequate number of qualified archaeological monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored, including off-site improvements. Monitoring will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of the archaeological monitoring will be determined in consultation with the Native American monitor. The archaeological monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources, in consultation with the Native American monitor. All archaeological monitors shall be approved by the County Archaeologist prior to commencement of grading activities. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Cultural Resources Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 29 MAP - MM 4.9-4

RECOMMND

Per MM 4.9-4, prior to issuance of grading permits, the site developer shall remove all illegally dumped solid waste on the project site. All of the waste shall be evaluated prior to removal to ensure that the materials are directed to the proper waste disposal system (municipal solid waste, recyclable solid waste, and hazardous waste). A report of findings shall be provided to the Riverside County Environmental Health Department and when the wastes have been removed the Environmental Health Department shall be informed and documentation provided that all wastes were disposed of to the property waste management system.

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60.PLANNING. 30 MAP - MM 4.9-5

RECOMMND

Per MM 4.9-5, prior to issuance of a grading permit, a blasting report, shall be submitted to the County as part of the grading plan check review. Said blasting report shall contain, at a minimum, the following information:

- a.Explosive handling
- b.Chemical exposure
- c.Compliance with 2010 California Fire Code Chapter 33 and the California Code of Regulations, Title 19, Subchapter 4, Article 6

The following shall be required:

- a. The use and handling of explosives is restricted to permittees, their employees and authorized representatives, who shall be at least 21 years of age; however, persons between the ages of 18 and 21 years may be permitted to use and handle such explosives if they are under the direct personal supervision of an experienced competent permittee, employee or authorized representative over the age of 21 years.
- b. Smoking shall not be permitted while explosives are being used or handled, and no one within 50 feet of explosives shall possess matches, lighters, open light or other fire or flame. Exception: The lighting of safety fuse in conjunction with approved blasting operations.
- c. No person shall use or handle explosives while under the influence of intoxicating liquors, or narcotics.
- d. Authorized containers or Class II magazines shall be used for taking detonators and other explosives from storage magazines to the blasting area.
- e. When blasting is done in congested areas or in close proximity to a structure, railway, or highway, or any other installation that may be damaged, the blast shall be covered before firing with a mat constructed so that it is capable of preventing fragments from being thrown. Appropriate provisions (water) shall be available in brush areas to extinguish a fire that may occur as a result of blasting operations.
- f. Persons authorized to prepare explosive charges or conduct blasting operations shall use every reasonable

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60.PLANNING. 30 MAP - MM 4.9-5 (cont.)

RECOMMND

precaution, including but not limited to warning signals, flags, barricades, guards or woven mats to insure the safety of the general public.

g. Blasting operations, except by special written permission of the County, shall be conducted during daylight hours. Local residents shall be notified prior to blasting operations (minimum one day notification).

h. Blasting shall be controlled to prevent the blasted material from going off the project site and vibrations from blasting shall not exceed vibration levels that could cause building damage at the nearest residential structure.

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

j. Due precautions shall be taken to prevent accidental discharge of electric blasting caps from current induced by radar, radio transmitters, lightning, adjacent power lines, sand or dust storms, or other sources of extraneous electricity. These precautions shall include:

1. The suspension of all blasting operations and removal of persons from the blasting area during the approach and progress of an electric storm, or sand or dust storm.

2. The posting of signs warning against the use of mobile radio transmitters on all access roads between 1,000 feet and 3,000 feet of the blasting operations. The sign shall be in contrasting 8 inch letters on a white background and shall read "BLASTING AREA - NO RADIO TRANSMITTING". Signs shall be displayed only at time of blasting.

3.No electric blasting shall be done under overhead electric lines, or at such distance where it is possible for the blasting line to be blown in contact with any electric line unless the power in the energized line is shut-off or unless shot blow deflectors, hold downs, mats, logs, or other material are placed over the charge to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 30 MAP - MM 4.9-5 (cont.) (cont.)

RECOMMND

confine the blast.

4.When blasting near overhead electric lines, and when placing the lead and leg wires near these lines, the lead and leg wires shall not be placed parallel to the power line, and they shall be securely anchored.

5.Before a blast is fired, the person in charge shall make certain that surplus explosive materials are in a safe place, that persons and vehicles are at a safe distance or under sufficient cover, and that a loud warning signal has been sounded. It shall also be ascertained that all entrances to the place or places where charges are to be fired are properly guarded.

6.Tools used for the opening of containers of explosive materials shall be made of non sparking materials.

7.Empty boxes and paper, plastic or fiber packing material which has previously contained explosive materials shall not be reused, and shall be disposed of in an appropriate manner.

8.Explosive materials shall not be abandoned.

9.Temporary storage for use in connection with approved blasting operations shall comply with NFPA 495.

60.PLANNING. 32 MAP - MM 4.13-1

RECOMMND

Per MM 4.13-1, prior to approval of grading plans and/or issuance of building permits, plans shall include a requirement that noise-generating Project construction activities shall not occur between the hours of 6:00 p.m. to 6:00 a.m. during the month of June through September, and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May during weekdays, except in emergencies.

60.PLANNING. 34 MAP - MM 4.13-14

RECOMMND

Per MM 4.13-14, prior to the issuance of a grading permit, the applicant shall retain a qualified contractor/consultant and have that contractor/consultant prepare a comprehensive Blasting Plan for this grading activity, as appropriate, and to the extent blasting

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 34 MAP - MM 4.13-14 (cont.)

RECOMMND

required.

This plan shall include, at a minimum, the following aspects/infor-mation:

- 1.Type of blasting media to be used (TNT, ANFO, etc.).
- 2.Drilling method. Bore hole diameter, depth of bore hole, number of holes per shot, stemming, burden, weight/volume of explosives, accelerants, fuse types, etc.
- 3.Amount of material expected to be produced per blast.
- 4.Monitoring plans for blast-induced ground vibrations and air overpressure (sound).
- 5.Monitoring plans for drilling-induced ground vibrations and noise impacts on all uses, including wildlife.
- 6.Monitoring plans for potential adverse effects caused by blasting relative to slope stability.
- 7.Monitoring plans for potential adverse effects caused by blasting relative to the hydrologic characteristics of the rock body.
- 8.Recommendations for minimizing any potential drilling and blasting impacts, as appropriate.
- 9.All necessary blasting permits.

60.PLANNING. 35 MAP- FENCING FOR CULTURAL AREA

RECOMMND

Prior to Grading Permits, the locations of the temporary and permanent fencing, and the location of the Ball Field poles within the Culturally Sensitive area on the northeast of the property, need to be determined and agreed upon between the Native American Tribes and the Applicant.

60.PLANNING. 36 MAP - GRADING ELEVATIONS

RECOMMND

The project site is located adjacent to a planned high school and recreational public park . The land divider or successor in interest shall coordinate with the Perris Unified School District and the Valley Wide Recreation District to ensure grading is level between the project site, high school and recreational park which will support pedestrian connectivity between the project site and facilities, to the satasfaction of the Planning Director. The grading shall include handicap accessible 15' minimum wide paseos that incorporate design features that deter criminal behavior. Prior to issuance of the first grading permit, the land divider shall provide documentation to the Planning Director demonstrating that the grading design

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 36 MAP - GRADING ELEVATIONS (cont.) RECOMMND

complies with this condition of approval.

60.PLANNING. 37 MAP - MM 4.10-2 RECOMMND

Per MM 4.10-2, the future developer shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that will be implemented to prevent construction pollutants from contacting stormwater and with the performance standard of keeping all products of erosion from moving offsite. The SWPPP shall be developed with the goal of achieving a reduction in pollutants both during and following construction to control urban runoff to the maximum extent practicable based on available, feasible best management practices. The SWPPP and the monitoring program for the construction projects shall be consistent with the requirements of the latest version of the State's General Construction Activity Storm Water Permit and NPDES no. CAS618033, Order No. R8-2002-0011 for projects within Riverside County or the permits in place at the time of construction.

60.PLANNING. 38 MAP- MM 4.6-6 RECOMMND

The County certified Archaeologist and Native American monitor shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

60.PLANNING. 39 MAP- MM 4.6-7 RECOMMND

Within 50 feet of the boundaries of P-33-002007 & P-33-0023956 and in the areas of P-33-002039 and P-33-23952, any grading shall be conducted using controlled grading techniques. Large indiscriminate grading equipment shall not be used, and the controlled grading technique shall be reviewed by the County and Native American monitor to ensure that the grading effort in these areas are conducted in a manner that enhances the identification of

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60.PLANNING. 39 MAP- MM 4.6-7 (cont.) RECOMMND

and minimizes damage to any unknown subsurface cultural resources.

60.PLANNING. 40 MAP- MM 4.6-8 RECOMMND

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and human remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. A curation agreement shall be developed with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall curate at the Western Science Center.

60.PLANNING. 41 MAP- MM 4.6-9 RECOMMND

Prior to issuance of any grading permit, County Building and Safety Grading shall confirm that the following requirement is included on Contractor Specifications: "Should any cultural or archaeological resources be discovered during earth-moving activities, no further grading shall occur in the area of the discovery until the County Archaeologist, in consultation with the Native American monitor, is satisfied that adequate provisions are in place to evaluate and protect these resources." This condition and the approved provisions/recommendations as determined in the Agreement prepared under MM 4.6-4 & 4.6-5 and as outlined in the CRMP, shall be incorporated on the cover sheet of the grading plan. Native American and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to temporarily stop and redirect grading activities in the vicinity of a potential find.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 42

MAP- MM 4.6-10

RECOMMND

In the event that cultural resources are inadvertently unearthed during earth-moving activities for the Project, all earth-disturbing activities within a 100-foot radius of the area of discovery shall cease. The project archaeologist, in consultation with the Native American monitor, shall evaluate the significance of the find and determine appropriate avoidance and/or mitigation. If avoidance of the resources is determined not to be feasible by the County, in consultation with Native American monitor, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and which shall take in to account tribal preferences and sensitivity concerns. After the find has been appropriately avoided or mitigated and cleared by the County, the Project cultural resources professional and, the Native American monitor, work in the area may resume. Pursuant to California Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and tribal cultural resources. If the developer/permit holder, the Project archaeologist and the Native American monitor cannot agree on the significance of or the avoidance or mitigation for such resources, these issues will be presented to the County of Riverside for decision. The County of Riverside shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources and shall take into account the religious beliefs, customs, and practices of the appropriate Native American tribe. Notwithstanding any other rights available under the law, the decision of the County of Riverside shall be appealable to the Planning Commission and/or Board of Supervisors.

60.PLANNING. 43

MAP- MM 4.6-1 (2)

RECOMMND

The property surrounding Site 33-002007 shall be avoided and preserved in perpetuity by the Valley Wide Recreation and Park District (VWRPD) or through arrangement with a Native American tribe. This site shall be protected by a fence and maintained as part of the community park that will be constructed by the proposed project. In consultation with Native American tribal representatives, a plaque or kiosk explaining the significance of the Native American archaeological resources at this site shall be developed, installed and maintained at this site. The site shall be protected from future trespass but shall be

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60.PLANNING. 43 MAP- MM 4.6-1 (2) (cont.)

RECOMMND

accessible to any Native American or professional archaeologist for future study with approval of the participating Native American tribal representatives.

This mitigation measure is repeated in the 90 series.

TRANS DEPARTMENT

60.TRANS. 1 MAP-CREDIT/REIMBURSEMENT 4 IMP

RECOMMND

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

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

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

60.TRANS. 2 MAP - SUBMIT GRADING PLAN

RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 MAP - SUBMIT GRADING PLAN (cont.) RECOMMND

Standard plan check turnaround time is 10 working days.

60.TRANS. 3 MAP - TRANSPORTATION BENEFIT RECOMMND

Prior to issuance of a grading permit, 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).

NOTE: This condition outlines a separate contribution from the contribution identified in 20.TRANS.1 and 50.TRANS.22.

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

60.TRANS. 4 MAP - CONSTRUCTION MIT MEASURE RECOMMND

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

Per MM 4.9-6, to the extent that construction activities must occur within adjacent on-site and off-site roadway rights-of-way, a Traffic Management Plan, prepared for construction activities, shall provide adequate emergency access to all parcels of land at all times, and shall include measures to ensure that during an evacuation, the right-of-way is accessible for this purpose. Adequate emergency access is defined as access by any emergency personnel to any occupied parcel at all times during construction activities. Prior to grading permit issuance, the County shall verify and approve the construction Traffic Management Plan incorporates adequate measures to ensure emergency access and availability of adjacent on-site and off-site roadways should an evacuation be needed.

Per MM 4.13-4, prior to grading permit issuance, the County

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 MAP - CONSTRUCTION MIT MEASURE (cont.) RECOMMND

shall review and approve a Construction Haul Route Exhibit prepared by the Project Applicant that identifies all public and private roadways that will be used for haul truck deliveries. Haul routes shall minimize passage by noise-sensitive land uses. In addition, the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May). A requirement to comply with the Construction Haul Route Exhibit and hours shall be noted on all grading and building plans and also shall be specified in bid documents issued to perspective construction contractors.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 2 MAP - PALEO MONITORING REPORT RECOMMND

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - PALEO MONITORING REPORT (cont.) RECOMMND

This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 4 MAP - PHASE IV REPORT RECOMMND

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

70.PLANNING. 5 MAP - CURATION AGREEMENT RECOMMND

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

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 43 MAP- MM 4.6-11

RECOMMND

A Phase IV Monitoring Report, prepared by the Project archaeologist, that complies with the Riverside County Planning Department's requirements for such reports shall be submitted to the County Archaeologist documenting monitoring activities conducted by the Qualified Archaeologist and Native American monitor within 60 days of completion of grading. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. This report shall document the impacts to the known resources on the property; describe how each mitigation measure pertaining to the four sites on the property was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from each archaeological and Native American monitor. All reports produced will be submitted to the County of Riverside, Eastern Information Center and the appropriate Native American tribe.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist,

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80. PRIOR TO BLDG PRMT ISSUANCE

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

civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

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

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

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

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

EPD DEPARTMENT

80.EPD. 2 MAP - PERMANENT FENCE INSTALL RECOMMND

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

80.EPD. 3 MAP - MSHCP UWIG RECOMMND

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

*Drainage

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 3

MAP - MSHCP UWIG (cont.)

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 3 MAP - MSHCP UWIG (cont.) (cont.)

RECOMMND

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

*Barriers

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

*Grading/Land Development and/or Fuel Modification Activities

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

FIRE DEPARTMENT

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

RECOMMND

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

Approved water plans must be a the job site.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

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

West County- Riverside Office 951-955-4777

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 3 MAP ADP FEES RECOMMND

Tract Map 36785 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 5 MAP ZONE 7 PRESENT WORTH MAINT RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

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

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

80.PLANNING. 9 MAP - ACOUSTICAL STUDY RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

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

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - MODEL HOME COMPLEX

RECOMMND

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaantent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 MAP - BUILDING SEPARATION 2

RECOMMND

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

80.PLANNING. 17 MAP - FINAL SITE PLAN

RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines and the approved DESIGN MANUAL.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

For development projects that are to be constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

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

80.PLANNING. 18 MAP - Walls/Fencing Plans

RECOMMND

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

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

view of all fences shall be shown on the fencing plan.

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

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

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

E. Corner lots shall be constructed with wrap-around decorative block wall returns.

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

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

80.PLANNING. 19 MAP - MM 4.3-1

RECOMMND

Per MM 4.3-1, prior to the sale of any specific residential lots, the future developer shall compile an education pamphlet that will be provided to all individuals that purchase property within the project area. This pamphlet shall describe potential effects of living or working adjacent to existing agricultural operations and shall provide general guidance for management of human and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP - MM 4.3-1 (cont.)

RECOMMND

domestic pet control to minimize the potential for trespass on adjacent agricultural lands. This pamphlet shall be reviewed and approved by the Riverside County Agricultural Commissioner prior to issuance of building permits.

80.PLANNING. 20 MAP - MM 4.4-19

RECOMMND

Per MM 4.4-19, prior to the issuance of building permits, the Project proponent shall submit energy usage calculations to the Planning Division showing that the Project is designed to achieve 20% efficiency beyond the incumbent California Building Code Title 24 requirements. Examples of measures that reduce energy consumption include, but are not limited to, the following (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that reduce energy consumption also are acceptable):

1. Increase in insulation such that heat transfer and thermal bridging is minimized;
2. Limit air leakage through the structure and/or within the heating and cooling distribution system;
3. Use of energy-efficient space heating and cooling equipment;
4. Installation of electrical hook-ups at loading dock areas;
5. Installation of dual-paned or other energy efficient windows;
6. Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;
7. Installation of automatic devices to turn off lights where they are not needed;
8. Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings;
9. Design of buildings with "cool roofs" using products

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - MM 4.4-19 (cont.)

RECOMMND

certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors;

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

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

80.PLANNING. 22 MAP - MM 4.4-20

RECOMMND

Per MM 4.4-20, to reduce energy demand associated with potable water conveyance, the Project shall be designed to comply with the mandatory reductions in indoor water usage contained in the incumbent CalGreen Code and the mandated reduction in outdoor water usage contained in the County's water efficient landscape requirements. Additionally, the Project shall implement the following:

1. Landscaping palette emphasizing drought tolerant plants;
2. Use of water-efficient irrigation techniques; and
3. U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.

80.PLANNING. 23 MAP - MM 4.4-23

RECOMMND

Per MM 4.4-23, the applicant shall plant shade trees in parking areas to provide minimum 50% cover to reduce evaporative emissions from parked vehicles.

80.PLANNING. 24 MAP - MM 4.4-24

RECOMMND

Per MM 4.4-24, the applicant shall plant at least 50 percent low-ozone forming potential (Low-OFP) trees and shrubs, preferably native, drought-resistant species, to meet city/county landscaping requirements.

80.PLANNING. 25 MAP - MM 4.6-2

RECOMMND

Sites P-33-002039 and 33-023952 cannot be avoided through Project design. Prior to any ground disturbance in these

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 MAP - MM 4.6-2 (cont.)

RECOMMND

areas, the Project Supervisor, Project Archaeologist and the Native American monitor shall meet onsite to determine the strategy for relocating the features to a permanent open space area predetermined and designated on a confidential map required in the Preservation Plan (Mitigation Measure 4.6-3). Before construction activities are allowed to start, any visible artifacts shall be recovered and recorded using professional archaeological methods. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature.

80.PLANNING. 26 MAP - MM 4.13-17

RECOMMND

Per MM 4.13-17, the final noise study shall finalize the mitigation measures proposed in the preliminary noise study using the precise grading plans and actual building design specifications. The final noise study shall include additional mitigation, if necessary, to meet the County of Riverside 45 dBA CNEL interior noise level performance standard.

80.PLANNING. 28 MAP - MM 4.18.3-2

RECOMMND

Per MM 4.18.3-2, to assure compliance with the California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials at specific types of development, prior to issuance of Building Permits the applicant shall submit a Recyclable Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to the Departments' Design Guideline for Recyclable Collection and Loading Areas to verify compliance with AB 1327 requirements to recycling access areas. Recyclables Collection and Loading Area shall be installed prior to final building inspections in compliance with the approved and stamped plot plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

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

80.TRANS. 2

MAP - R & B B D

RECOMMND

Prior to the time of issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Scott Road and Bridge Benefit District.

NOTE: The project gross acreage is 170.8 acres.

This condition shall not be deferred to occupancy permit.

WASTE DEPARTMENT

80.WASTE. 1

MAP - WASTE RECYCLE PLAN (WRP)

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the

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80. PRIOR TO BLDG PRMT ISSUANCE

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

measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP - MSHCP FEE/ORDS 810 & 875 INEFFECT

Prior to the final inspection, applicants are required to pay the Riverside County Multiple Species Habitat Conservation Plan fees required by either Ordinance 810, Western MSHCP or Ordinance 875, Coachella Valley MSHCP.

BS GRADE DEPARTMENT

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

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

with the approved WQMP.

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

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

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

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

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S RECOMMND

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

1.Precise grade inspection.

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

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

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

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

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

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

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

90.BS GRADE. 8 MAP - WQMP ANNUAL INSP FEE RECOMMND

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 4 MAP FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any residential lot exceeding the 80% of the total recorded residential lots within the map or phase within the recorded map prior to the District's acceptance of the drainage system for operation and maintenance.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

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

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

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

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 170 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 MAP - SKR FEE CONDITION (cont.) RECOMMND

development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 11 MAP - MITIGATION MONITORING RECOMMND

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

Environmental Impact Report No. 542.

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

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

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13 MAP - MM 4.4-29 RECOMMND

Per MM 4.4-29, the applicant shall provide a brochure to future residents displaying transportation information in a prominent area accessible to residents and a kiosk at park locations.

90.PLANNING. 14 MAP - MM 4.6-1 RECOMMND

Tribal Cultural Resources P-33-002007 and P-33-023956 shall be avoided and preserved as depicted in the confidential map required in the Preservation Plan (Mitigation Measure 4.6-3) in perpetuity by the Valley Wide Recreation and Park District (VWRPD) or an HOA or through arrangement with the appropriate Native American tribe. No grading or earthmoving shall occur to damage either site, other than the agreed upon impacts to Features in P-33-002007.

Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of P-33-002007 and P-33-023956 during any grading activities within one

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 MAP - MM 4.6-1 (cont.)

RECOMMND

hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist and the Native American monitor. The fence shall be installed under the supervision of the County approved archaeologist and the Native American monitor prior to commencement of grading or brushing and be removed only after all grading and construction activities have been completed. The temporary fencing plan shall include the following requirements:

- 1) Provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:
 - a. In the event that construction activities are to take place within 100 feet of sites P-33-002007 and P-33-023956, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist, in consultation with the Native American monitor, that consists of the following:
 - b. The site boundaries shall be identified.
 - c. An adequate buffer for the protection of the sites in consultation with the County archaeologist shall be determined.
 - d. Upon approval of buffers, install fencing under the supervision of the project archaeologist and the Native American monitor.
 - e. Submit to the Planning Department for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the sites P-33-002007 and P-33-023956.
 - f. Fencing will be removed after the conclusion of grading and construction activities and will be monitored by the project archaeologist and Native American monitor.

After mass grading of the project site has been completed, the site shall be avoided and preserved in perpetuity by the Valley Wide Recreation and Park District (VWRPD), or an HOA or the appropriate Native American Tribe or appropriate agency as part of the community park that will be constructed by the proposed Project. Future access to the site will be addressed in the Preservation Plan required in Mitigation Measure 4.6-3. Permanent fencing, if deemed appropriate, will be determined prior to ground disturbance as part of the Preservation Plan. If a fence is not

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 MAP - MM 4.6-1 (cont.) (cont.) RECOMMND

feasible, as determined by the developer in consultation with the appropriate Native American Tribe, an alternative means of controlling access shall be identified at the County's discretion.

90.PLANNING. 15 MAP - MM 4.9-3 RECOMMND

Per MM 4.9-3, prior to issuance of occupancy permits, an information brochure shall be prepared and approved by the Riverside County Environmental Health Department and provided to all home purchasers prior to the close of escrow that informs all purchasers of homes within this development of the system for disposal of household hazardous wastes and the prohibition against disposal of such materials in the municipal solid waste collection system that serves the subdivision. This brochure shall also provide residents with an outline of a neighborhood plan to support self-sufficiency in an emergency. This will include how to establish a volunteer fire response team to support the local fire and emergency responders to manage small fires and identification of local residents with emergency response skills (medical personnel or individuals certified to perform first aid or CPR.

90.PLANNING. 16 MAP - MM 4.10-4 RECOMMND

Per MM 4.10-4, a bioremediation basin management plan for maintenance operations and water quality shall be submitted to the County for review and approval. This plan shall protect human health and safety related to water quality issues, vectors and odors within the basins. Compliance with this measure shall be measured by prevention of anaerobic decomposition of organic matter for odors and control of vector habitat to prevent vector growth and dispersal.

90.PLANNING. 17 MAP - MM 4.11-1 RECOMMND

Per MM 4.11-1, to offset project trips that are forecast to utilize the Highway 79 corridor, the developer shall pay a project specific fee of \$295,189 prior to issuance of any occupancy permits for the project. This fee is based on the 2009 WRCOG TUMF Nexus Study as used in the Urban Crossroads analysis, La Ventana Ranch Highway 79 Policy Area Evaluation, dated May 20, 2015. The fee to be paid shall be adjusted using the most updated WRCOG TUMF Nexus

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17 MAP - MM 4.11-1 (cont.)

RECOMMND

Study unit cost estimates. If the Highway 79 policy is rescinded prior to project implementation, this requirement need not be fulfilled. If the County establishes a new fee policy for the Highway 79 Policy Area, this measure will be superseded and the developer shall pay the new fee in the time and manner identified in the new fee policy. This condition was modified by the Planning Commisison on June 15, 2016.

90.PLANNING. 18 MAP - MM 4.13-15

RECOMMND

Per MM 4.13-15, the recommended noise control barriers shall be constructed as shown on Figures 4.13-6 and 4.13-7 and described in Table 4.13-14 so that the top of each wall and wall and berm extends to the recommended height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the barrier shall extend to the recommended height above the highest point between the residential home and the road. The barriers shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The noise barrier may be constructed using one of the following materials:

1. Masonry block
2. Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot
3. Glass (1/4 inch thick) or other transparent material with sufficient weight per square foot
4. Earthen berm
5. Any combination of these construction materials

The barrier must present a solid face from top to bottom. Unneces-sary openings or decorative cutouts should not be made. All gaps (except for weep holes) should be filled with grout or caulking.

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).

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 MAP - RCA BENEFIT

RECOMMND

PRIOR TO THE FINAL BUILDING PERMIT INSPECTION of each unit, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Riverside Conservation Authority in the amount of \$1,460 per unit. This contribution is an extraordinary benefit of the project intended to provide funds for the acquisition of additional open space, to achieve the goals of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).

90.PLANNING. 27 MAP- RCA BENEFIT

RECOMMND

PRIOR TO THE FINAL BUILDING PERMIT INSPECTION of each unit, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Riverside Conservation Authority in the amount of \$1,460 per unit. This contribution is an extraordinary benefit of the project intended to provide funds for the acquisition of additional open space, to achieve the goals of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

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

The project is within the boundaries of Zone A of the Scott Road and Bridge Benefit District. Pursuant to the fee schedule for Zone A at the time the fees are paid, the project may be eligible for a residential TUMF credit.

90.TRANS. 2 MAP - STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - STREETLIGHTS INSTALL (cont.) RECOMMND

(IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 5 MAP - 80% COMPLETION RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - 80% COMPLETION (cont.)

RECOMMND

required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

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

90.TRANS. 6

MAP - LANDSCAPING

RECOMMND

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

90.TRANS. 7

MAP - TS/INSTALLATION

RECOMMND

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

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

MAP - TS/INSTALLATION (cont.)

RECOMMND

Signals eligible for fee credit if installed in the ultimate location:

Leon Road (NS) at Scott Road (EW)

The project proponent may pay cash-in-lieu of improvements. The cash-in-lieu amount shall be 33% of the total cost to design and construct the traffic signal, including associated street improvements, survey, and inspection. No fee credit will be given if cash-in-lieu is paid.

or as approved by the Transportation Department.

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

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

WASTE DEPARTMENT

90.WASTE. 1

MAP - WASTE REPORTING FORM

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1

MAP - TRAIL/PARK PLANS

RECOMMND

Prior to the issuance of the 20th building permit, the applicant shall have the trail and park plans as shown on the exhibit/trail plan approved by the Valley Wide Recreation and Parks District. Additionally, the ball fields provided within the park shall provide lighting for

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 1 MAP - TRAIL/PARK PLANS (cont.) RECOMMND

nighttime use, subject to the approval by Valley Wide Recreation and Parks District. The Veteran's Memorial design shall be coordinated between the County of Riverside, developer, and the Veterans group(s) and shall be funded by the developer and grants, as may be available.

100.PLANNING. 2 MAP - TRAIL/PARK MAINTENANCE M RECOMMND

Prior to the issuance of the 20th building permit, the applicant shall provide written documentation to the Planning Department and Valley Wide that a trail maintenance mechanism is in place.

100.PLANNING. 3 MAP - VETERANS PARK CONST RECOMMND

Prior to the issuance of the 261st building permit, the applicant shall have completed construction of the approximately 15.4 acre Veterans Park located on Lot NN and have scheduled an inspection with Valley Wide Recreation and Parks District for its approval of the completed work. Additionally, the ball fields provided within the park shall provide lighting for nighttime use, subject to the approval by Valley Wide Recreation and Parks District. Lighting shall comply with Ordinance No. 655 requirements.

100.PLANNING. 4 MAP - LOT S PARK CONSTRUCTION RECOMMND

Prior to the issuance of the 130th building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot S of the TENTATIVE MAP and the park shall be fully operable and open for public use.

100.PLANNING. 5 MAP - LOT AA PARK CONSTRUCTION RECOMMND

Prior to the issuance of the 178th building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot AA of the TENTATIVE MAP and the park shall be fully operable and open for public use.

06/21/16
16:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 133

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 6 MAP - LOT K PARK CONSTRUCTION

RECOMMND

Prior to the issuance of the 280th building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot K of the TENTATIVE MAP and the park shall be fully operable and open for public use.

100.PLANNING. 7 MAP - LOT N PARK CONSTRUCTION

RECOMMND

Prior to the issuance of the 346th building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot N of the TENTATIVE MAP and the park shall be fully operable and open for public use.

100.PLANNING. 8 MAP - LOT HH PARK CONSTRUCTION

RECOMMND

Prior to the issuance of the 471st building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot HH of the TENTATIVE MAP and the park shall be fully operable and open for public use.

Attn. Brett Dawson
Riverside county planning dept.
P.O. box 1409
Riverside ca 92502

6/2/2016

ALL COMMENTS ARE TO BE ADDED TO & INCLUDED IN THE PUBLIC RECORD.

Regarding: GPA 1129

This project is in **direct conflict with the County's General Plan vision** for our area and **conflicts with Menifee's General Plan vision** for its Rural eastern edge. It **destroys** not only the Rural Estate Density Policy Area East of the 215, but also **violates** the Highway 79 Policy area, cap of 70,000 vehicles per day, has already been grossly surpassed and

Once again, we ask for a denial of GPA 1129 OR a more compatible project which reflects the Rural lifestyle.

Over the many, many years we have attending countless meetings, hearings, sent in letters, such as this one, all with one aim, to get our VOICES HEARD and do STOP the developers from ruining our area.

One thing that always baffles me, is the fact that despite the county's and City's recommendations. 99% of the time, you then change your minds in favor of the developers? So on one hand you make a decision based on what's best for the area and the people who live there. Then later, you make a U turn in favor of? What? Suddenly you see the light and the developers had it right all along! They just want to, build, build, and build, till there is nothing left, just a sea of concrete and roofs? Is quality of life, about how much the CITY and COUNTY can collect in fees and property taxes?

When will you stop selling your souls and start doing your job, the one, that we voted you into office to do for US, to PROTECT US and OUR interests. As far as I am concerned Government is the new Four letter word, it has little to no integrity, honor or value, and has simply become a Doctorial dictatorship of rules and regulations inflicted on its PEOPLE. I will not give up one more hour of my time to sit through a darn meeting just to have you continue to ignore us, THE PEOPLE.

WHO AM I? I am not a crazy , pot smoking, gun toting hippie,

I am a middle aged, hardworking, self-employed, women, who has had enough! Enough , of the CA employee friendly system, lawyer happy citizens, and irresponsible lost youth of today. I can't afford health insurance, I drive a 1998 pickup truck, and we don't go out very much, because we have to pay our bills.

This is no longer, the Land of the Free! This is now the land of the put-upon, the Oppressed!

YOU, HAVE TO STOP AND DO THE RIGHT THING, FOR THE PEOPLE

no longer, sincerely,



Sandie Taylor

Attn. Brett Dawson
Riverside county planning dept.
P.O. box 1409
Riverside ca 92502

6/2/2016

Regarding: GPA 1129

Please deny GPA 1129 as it is incompatible with YOUR own planning vision for the general area and would greatly, negatively affect the Rural lifestyle of the area residents. .

As you know this project is in **direct conflict with the County's General Plan vision** for our area and **conflicts with Menifee's General Plan vision** for its Rural eastern edge. It **destroys** not only the Rural Estate Density Policy Area East of the 215, but also violates the Highway 79 Policy area, cap of 70,000 vehicles per day, has already been grossly surpassed and

Over the many, many years we have attending countless meetings, hearings, sent in letters, such as this one, all with one aim, to get our VOICES HEARD and to STOP the developers from ruining our area.

One thing that always baffles me, is the fact that despite the county's and City's recommendations. 99% of the time, you then change your minds in favor of the developers?

So on one hand you make a decision based on what's best for the area and the people who live there. Then later, you make a U turn in favor of? What? Suddenly you see the light and the developers had it right all along! They just want to, build, build, and build, till there is nothing left, just a sea of concrete and roofs? Is quality of life, about how much the CITY and COUNTY can collect in fees and property taxes?

More like selling your souls at our expense!

Not so sincerely,



Marc Taylor



Board of Directors

Chairman
Eugene Montanez
City of Corona

George Meyer
City of Banning

Brenda Knight
City of Beaumont

Jeffrey Hewitt
City of Calimesa

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Verna Landstrom
City of Jurupa Valley

Natasha Johnson
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Matt Hosenmeyer
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D. LaDonna Thompson
City of Moreno Valley

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City of Norwalk

Kevin Bush
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David Star Rabb
City of Perris

Andy Mendez
City of Riverside

Crystal Pez
City of San Jacinto

Marcus Edwards
City of Tustin

Ben Brown
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Kevin Gibbs
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John Longhorne
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Chris Washington
County of Riverside

John Burton
County of Riverside

Yves Johnson
Marion A. Wiley
County of Riverside

Executive Staff

Charles Landry
Executive Director

1000 West Street, Suite 100
Riverside, California 92501

Phone: (951) 953-9200
Riverside, California 92501-1967

Phone: (951) 953-9200
Fax: (951) 953-9200

Website: www.rca.org

February 24, 2016

Riverside County Planning Department
Attn: Matt Straite and Brett Dawson
P.O. Box 1409
Riverside, CA 92502-1409

RE: GENERAL PLAN AMENDMENT FOR LA VENTANA (HEREIN PROJECT)

Dear Messrs. Straite and Dawson:

The Western Riverside County Regional Conservation Authority supports the extraordinary foundation element change and the La Ventana Project. We have reached an agreement with the project applicant to provide for additional funding to the MSHCP Local Development Mitigation Fees, which we consider to be implementation of additional benefits which are necessary to support an extraordinary foundation element change.

We are pleased that the applicant has moved forward with this project and has agreed to pay \$750,000.00 (\$1,460.00 per unit) over and above the MSHCP fee toward funding the MSHCP. Said additional payment will be made prior to the Certificate of Occupancy levied on each unit. This self-assessment is unique and provides the Western Riverside County Regional Conservation Authority funding to secure and acquire critical conservation lands within the Western Riverside County Multiple Species Habitat Conservation Plan Conservation Area. We endorse the project and support the general plan amendment and the finding of extraordinary foundation element change.

Sincerely,

Charles V. Landry
Executive Director

Supr Chuck Washington

To: All Supr's - Planning

Recent comments

2/6/16 Against 921 & 1129 for the Record
Hearing is Feb 9, 2016

I am against GPA's 921 and GPA 1129

The County held community workshops for the new GPA 960 and this area was to stay RR2 in the General Plan
Just because Supr. Stone approved an Extraordinary Foundation for GPA 921 based on the the Santa Rosa Charter School that
was going to be built across from this land the school did not move forward.

You are only using GPA 921 as a smoke screen to allow GPA 1129 to be approved for the owner of his property (which we all
know who owns this property) and it's not Global Investments.

GPA 921 has not had the legal Public Hearings nor was the community ever told or notified of this zone approval by Supr. Jeff
Stone until the signs were put up in Dec. 2015 how many years later.

Interesting how Jeff Stone ran for this office against Jim Venable because he said he didn't like his blanket approvals on what was
taking place in the County, and he turned out to be the same way making all these deals with land owners using the Extraordinary
Foundation or Fast Track process you get around the home owners. This seems to be the norm with many of our Supr.'s. I guess
they forget who voted them into their titles and who they are to represent. It sure doesn't seem to be the Community they are
working for anymore.

And please do not use the New High School as the "GAME CHANGER"

I'm not so sure this school will be built based on the Calif. Code of Regulations for Schools 17212 & 17212.5 the Supr's. need to
look up these codes themselves because we have told the Planning Dept. and others of this issue and it just seems to be DEAF
EARS!!! The County Map of GPA 960 clearly shows this area to be in what's called a Dam-Failure Inundation Zone and the
amount of water in this area will not be able to be mitigated at a reasonable cost. It would be interesting to know who signed the
documents for the school saying this area is not in a Dam-Failure Inundation Zone to let it move forward.

State of Calif. passed a Law on 6-1-1998 which states agents and sellers of real property in Calif. are required to disclose to all
potential buyers (involving residential & non residential) whether the subject property is in an officially mapped Dam-Failure
Inundation Zone.

Failure to make the required disclosure may render the seller or the seller's agent liable for actual damages suffered by the buyer.
I would think that the County and all the Supr's could also be held responsible down the road should something happen by letting all
these projects move forward anywhere in the County that fall under the Dam-Failure Inundation Zone area.

It's interesting how the design capacity of the dam was quietly lowered by 50 Billion Gallons to lessen the potential for a

catastrophic failure by officials, but this doesn't mean it can't still happen. The East Side Dam has a fault that runs very close to it and
if I'm not mistaken part runs under it according to my research.

Hope all the Supr's that are going to Vote on this GPA on Feb. 9th. change their minds no matter what has been said to them to
move it forward. If they care anything about the Communities they represent as this water flows a long way and doesn't just stop in
this area that we are talking about.

Vicki Romberger, Menifee, CA

4 minutes ago

see attached map
Vicki Romberger 2/5/16

0

Diamond Valley Lake
Flooding Limits per Dam Failure Inundation Mapping 2003

Legend

- Dam Inundation Diamond Valley Lake 6003
- High School 4 Boundary





LAW

Dam-failure Inundation Zone

2-1-98 signed by Wilson
Effective March 1, 1998, Agents and Sellers of real property in California are required to disclose to all potential buyers whether the subject property is in an officially mapped dam-failure inundation zone.



A dam-failure inundation zone is DIFFERENT than the "NFIP" flood zone for which a determination is required when borrowing a federally-backed mortgage loan. The National Flood Insurance Program (NFIP) flood zones are areas along streams or coasts where storm flooding is possible from a "100-year flood."

Dam-failure inundation, in contrast, is flooding which could result from the failure of a dam upstream as the result of an earthquake or other catastrophe.

This disclosure requirement was signed into law on October 6th, 1997, by Governor Pete Wilson. Based on California Assembly Bill 6X (called the "Torlakson Bill"), this new law outlines the specific procedures for existing natural hazard disclosures, and incorporates dam-failure inundation as an additional mandatory disclosure zone for clarifying flood zone disclosures.

A Standardized Natural Hazards Disclosure Statement form must now be completed with the appropriate information and signed by the Buyer and the Seller.

(See also new requirements for Very High Fire Hazard Severity Zone disclosure and Seismic Hazard Mapping Act Zone disclosure.)

| [HOME](#) | [CoreLogic](#) |

Questions, comments, or problems? kdavid@corelogic.com
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CALIFORNIA BAR JOURNAL

OFFICIAL PUBLICATION OF THE STATE BAR OF CALIFORNIA - AUGUST 1999



MCLE SELF-STUDY

Natural Hazard Disclosure *LAW*

Failure to comply with 1998 law may render seller of property or agent liable for actual damages

By JEFFREY G. WAGNER

see pg 3

REGULARS

[Front Page - August 1999](#)

News

- [Affordable MCLE to highlight 4-day annual convention](#)
- [Pay your fees, avoid suspend](#)
- [Board to meet Aug. 20-21](#)
- [Ethics problem? Get relief](#)

Obituary

- [Anne Charles, bar media director](#)

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- [For lawyers, a little thanks](#)

[From the President -](#)

[Casualties - still - of the Wilson veto](#)

[Letters to the Editor](#)

MCLE Self-Study

- [Natural Hazard Disclosure](#)
- [Self-Assessment Test](#)
- [MCLE Calendar of Events](#)

* Urgency legislation signed by Gov. Wilson last year, which became effective June 1, 1998, may have a widespread impact on real estate transactions in California involving both residential and nonresidential properties. Sellers now must disclose to buyers if the property is located in a special flood hazard area, dam failure inundation area, earthquake fault zone, seismic hazard zone, high fire severity area or a wildland fire area. The disclosure requirements apply to all real estate transactions, including residential resales, new subdivision sales and commercial property transactions. Failure to make the required disclosure may render the seller or the seller's agent liable for actual damages suffered by the buyer.

The legislation mandates the specific form of disclosure that must be made for certain types of residential sales. The new consolidated natural hazard disclosure statement (NHDS) must be provided if: (1) the sale is subject to the real estate transfer disclosure statement (TDS) requirement of California Civil Code §§1102 through 1102.17 and the (2) the property is located within one of six designated natural hazard areas.

The TDS and NHDS requirements apply only to residential transactions and generally only to resale transactions, as most new subdivision sales are exempt. The NHDS represents a consolidation of six independent statutory disclosure requirements, three of which became law under the new legislation (special flood hazard area, dam inundation failure area, and high fire severity), and three of which were existing disclosure statutes amended by the new legislation (earthquake fault zone, seismic hazard area, and wildland fire area).

Each separate disclosure statute applies to the sale of "real property" and is

Dawson, Brett

From: Marcie Stimmel <pintoranch7@gmail.com>
Sent: Wednesday, May 18, 2016 11:07 AM
To: Dawson, Brett
Subject: GPA1129, NO

Please leave us alone and to live as we see fit and not have to have MORE traffic in the area....one of the few remaining areas that can be farmed and where animals can be raised and enjoyed and children can grow up seeing where meat and milk come from, instead of from a bottle purchased in the store....we enjoy our rural spaces...respect us...Sincerely, M Stimmel a Menifee resident

Winchester Town Association

P. O. Box 122
Winchester, CA 92596

May 26, 2016

Riverside County Planning Commission
Planner Brett Dawson
P.O. Box 1409
Riverside, CA 92502-1409

RE: La Ventana Project, EIR No. 542, GPA #1129, C207856, & TR36785

Dear Honorable Planning Commissioners,

The Winchester-Homeland Land Use Committee on behalf of the Winchester Town Association is submitting these comments regarding the above noted project. We have met with project proponents on three separate occasions.

This 170 acre project is within the Winchester-Homeland Municipal Advisory Council's westerly boundary which extends to Briggs Road (see attached boundary map). In the Land Use Committee's review of the project, the project is requiring a change of zone from Rural Residential (Estate Density Residential & Rural Residential policy areas) to a medium-density subdivision. This change raises several issues for our community and concern for residents in that vicinity. Adding to the complexity is the fact that a high school site has been acquired adjacent to this project to the east, which is located on Rural Residential property as well.

The Draft EIR, while quite voluminous and detailed, does show the project will require overriding considerations be made for unavoidable significant impacts. The Draft EIR states on page 1-7, "impacts to the local circulation system, especially when coupled with the cumulative development in the area, can be mitigated but with no ability to ensure that the requisite local circulation system improvements are installed prior to the Project's contribution to cumulative traffic". This proposed project and the proposed high school will certainly generate more traffic volumes in that area. The 215 overpass at Scott Road is already extremely overburdened, and Scott Road and Briggs Road are both currently two lane roads for the most part. If the county approves this project we strongly advise a plan to implement the expansion of the Scott Road interchange and upgrading of and Scott, Briggs and Leon Roads be in place and in process.

The land use committee was unable to reach a consensus to oppose or support this project. We did suggest at each of our meetings that the project proponent reach out to the surrounding residences as many were unhappy with the project eroding their rural lifestyle. We are aware that meetings were conducted. We have and continue to encourage those residents who had strong feelings one way or the other to attend or send their comments on the project to the county.

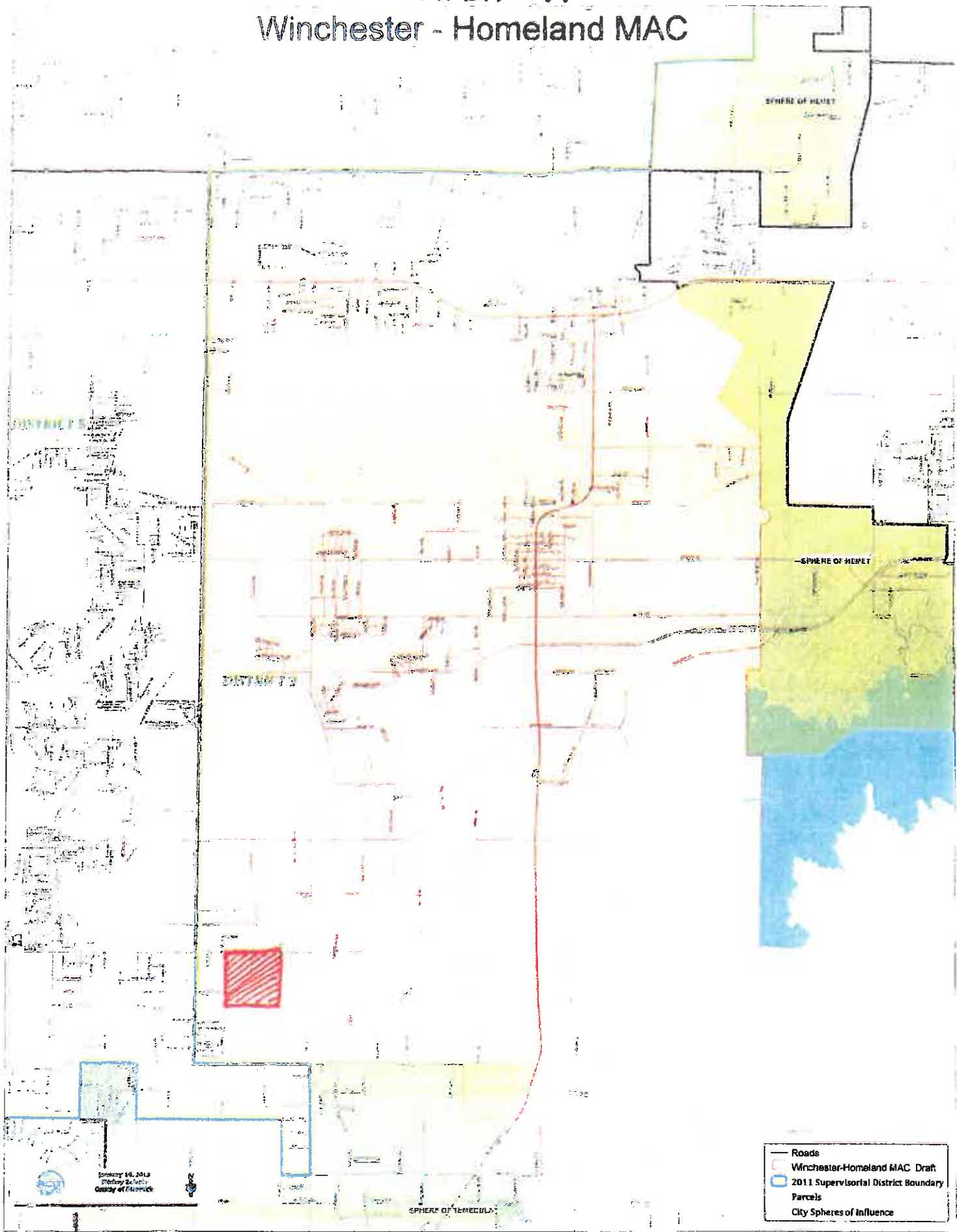
We appreciate the opportunity to comment.
Sincerely,



Michael Rowe
Winchester-Homeland Land Use Community Co-Chairman

CC: Third District Supervisor Chuck Washington
Winchester-Homeland Municipal Advisory Council

EXHIBIT "A" Winchester - Homeland MAC



- Roads
- - - Winchester-Homeland MAC Draft
- 2011 Supervisorial District Boundary
- Parcels
- City Spheres of Influence

January 18, 2018
City of Riverside

SPHERE OF INFLUENCE



"Growing Together
Through Education"

2010-2011
Advanced Placement
Achievement District

Board of Trustees
Edward Agundez
Dr. Jose Luis Araux
Joan D. Cooley
David G. Nelissen
Carolyn A. Twyman

Jonathan L. Greenberg, Ed.D.
Superintendent

Grant Bennett
Assistant Superintendent
Educational Services

Tonya Davis
Executive Director
Human Resources

Candace Reines
Assistant Superintendent
Business Services

Steve Swartz
Assistant Superintendent
Human Resources

District Administration Center
155 E. Fourth Street
Perris, CA 92570
951-943-6369

Fax Numbers:
Superintendent's Office
951-940-5378
Business Services
951-940-5301
Human Resources
951-943-9852

Student Services Center
1151 N. A Street
Perris, CA 92570
951-943-6369
Fax: 951-943-6799

District Website:
www.puhsd.org

August 27, 2015

Via U.S. Mail and e-mail to: icperez@rctlma.org

Juan C. Perez, Agency Director
Transportation and Land Management
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Re: La Ventana Ranch Development Project TR36785, CZ07856, EIR524 and GPA1129

Dear Mr. Perez:

It is my understanding that the County of Riverside is currently processing the entitlements for the La Ventana Ranch Project that has been proposed by the Global Investment Pool and Mr. Joseph Rivani. Please be advised that the Perris Union High School District has developed a strong working relationship with representatives from this project over the past several years. Our Board has recently approved a mitigation agreement for this project that is very favorable to our District and extremely important given the new high school facility needs that currently exist. We fully and enthusiastically support the La Ventana Ranch Development Project, value our partnership with them, and urge the County to process the entitlements in an expedited manner.

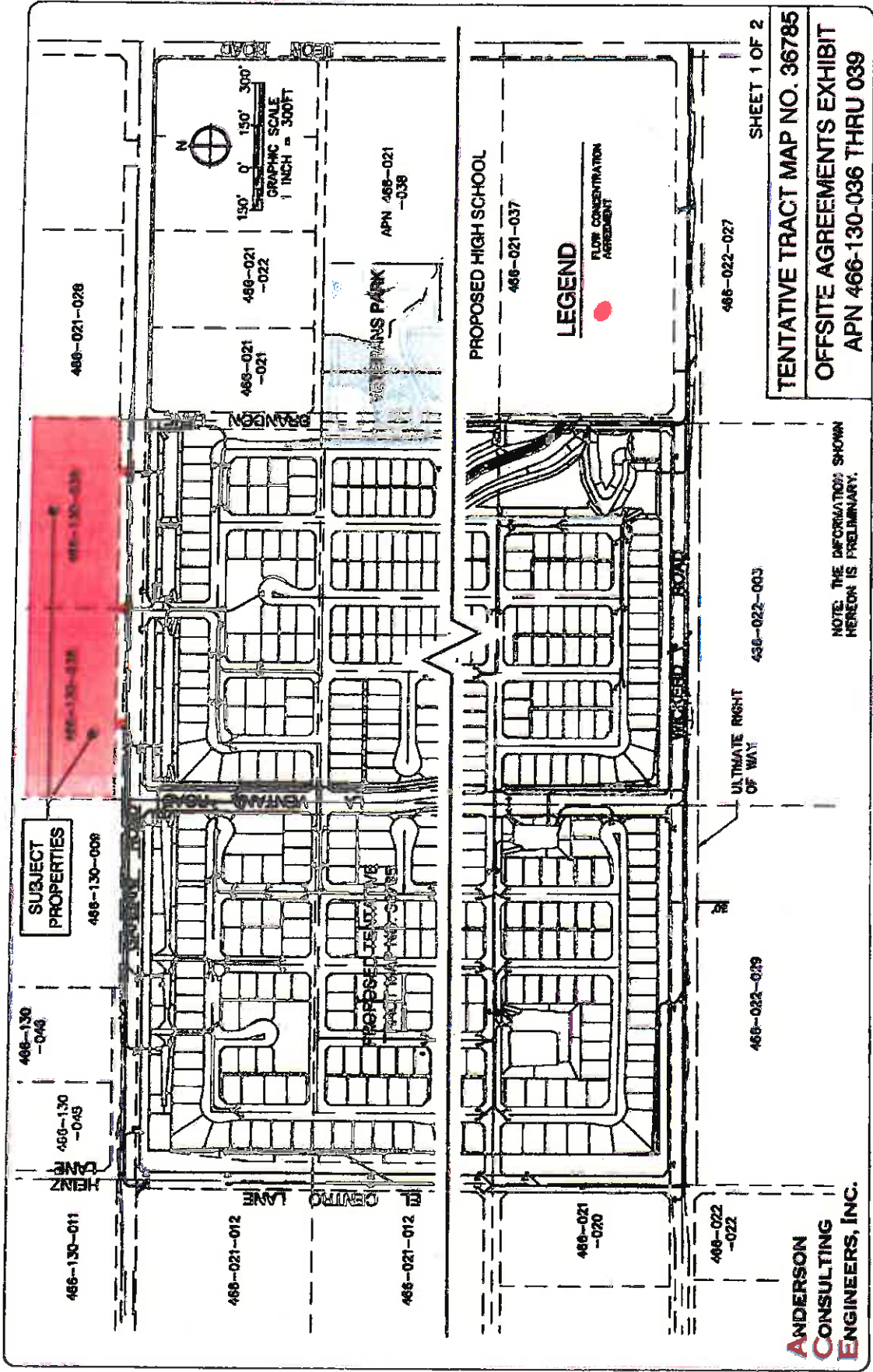
Our School District owns an approximate 52 acre property at the northwest intersection of Wickard and Leon Roads that is directly adjacent to the La Ventana Ranch Project. It is our intention to construct a new high school at that location that will have capacity for approximately 2,700 students. While we were very fortunate to have the support of our community in November 2012 for our \$153,000,000 local general obligation bond ballot measure, approximately only half of these funds will be allocated to the new high school. As such, we are fully reliant upon additional funding sources to supplement our voter-approved funds. The adequacy and timing of State funding for this much needed high school is very unpredictable. However, the La Ventana Ranch Project will help provide funding and construction improvements that will allow construction of the high school sooner, allowing the District to provide critical additional educational facilities to the area. Pursuant to the School Facilities Funding and Mitigation Agreement that was entered into by the District and the Project applicant, the Project will provide a guaranteed early, local source of funding for the high school. Additionally, the Project applicant will construct improvements that are necessary for the construction and operation of the high school such as new sewer facilities and improvements to Garbani Road. The Project will also assist the District to get in line for eventual State matching funds to prepare for construction.

For these reasons, the Project is vital to the ability of the District to fund and construct the new high school. We therefore strongly support the Project. I would be happy to discuss these issues with you at your convenience.

Sincerely,

Jonathan Greenberg, Ed.D.
Superintendent

c: Steve Weiss, Planning Director – Riverside County
Olivia Balderrama, Legislative Assistant to Supervisor Chuck Washington – Riverside County
Joseph Rivani, La Ventana Ranch Project
Candace Reines, Assistant Superintendent – Perris Union High School District
Fred Good, Fred Good and Associates
Hector Gonzalez, Facilities Director – Perris Union High School District



SUBJECT PROPERTIES

466-130-038

466-130-046

466-130-049

466-130-011

466-021-012

466-021-012

466-021-028

466-021-021

466-021-022

APN 466-021-036

PROPOSED HIGH SCHOOL

466-021-037

LEGEND

FLOW CONCENTRATION AGREEMENT



466-022-027

SHEET 1 OF 2

TENTATIVE TRACT MAP NO. 36785

OFFSITE AGREEMENTS EXHIBIT

APN 466-130-036 THRU 039

ULTIMATE RIGHT OF WAY

466-022-003

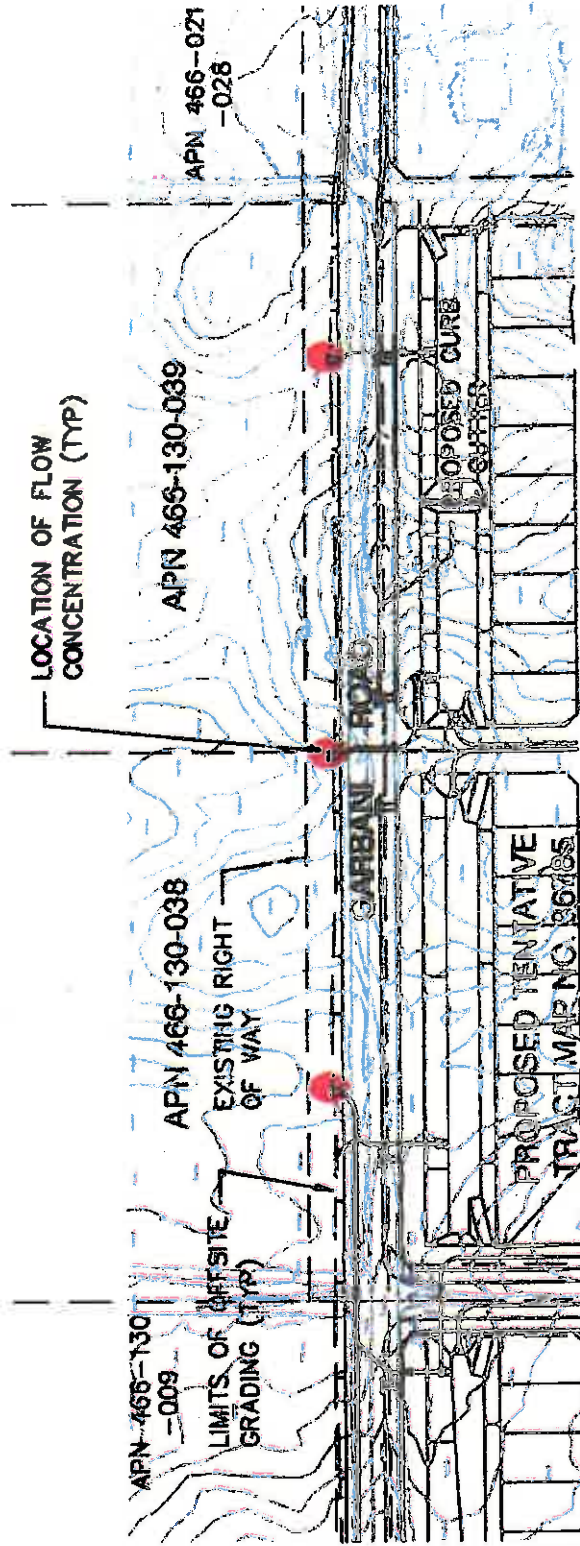
466-022-029

NOTE: THE INFORMATION SHOWN HEREON IS PRELIMINARY.

ANDERSON CONSULTING ENGINEERS, INC.



100' 0' 100' 200'
 GRAPHIC SCALE
 1 INCH = 200' FT



NOTE: THE INFORMATION SHOWN
 HEREON IS PRELIMINARY.

LEGEND

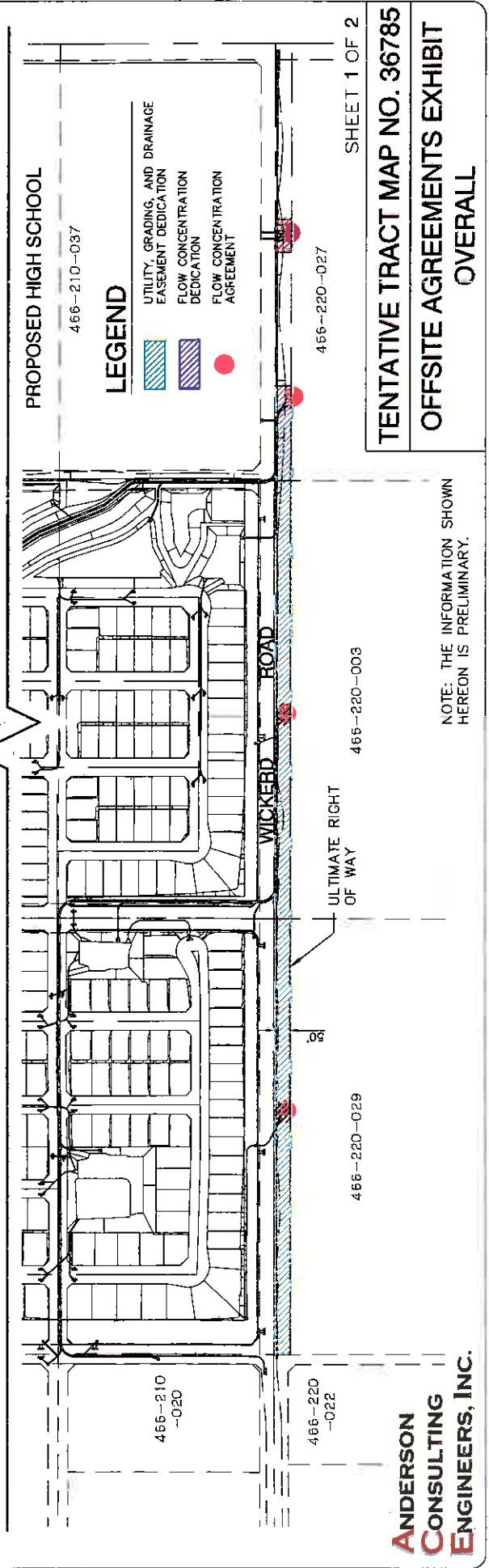
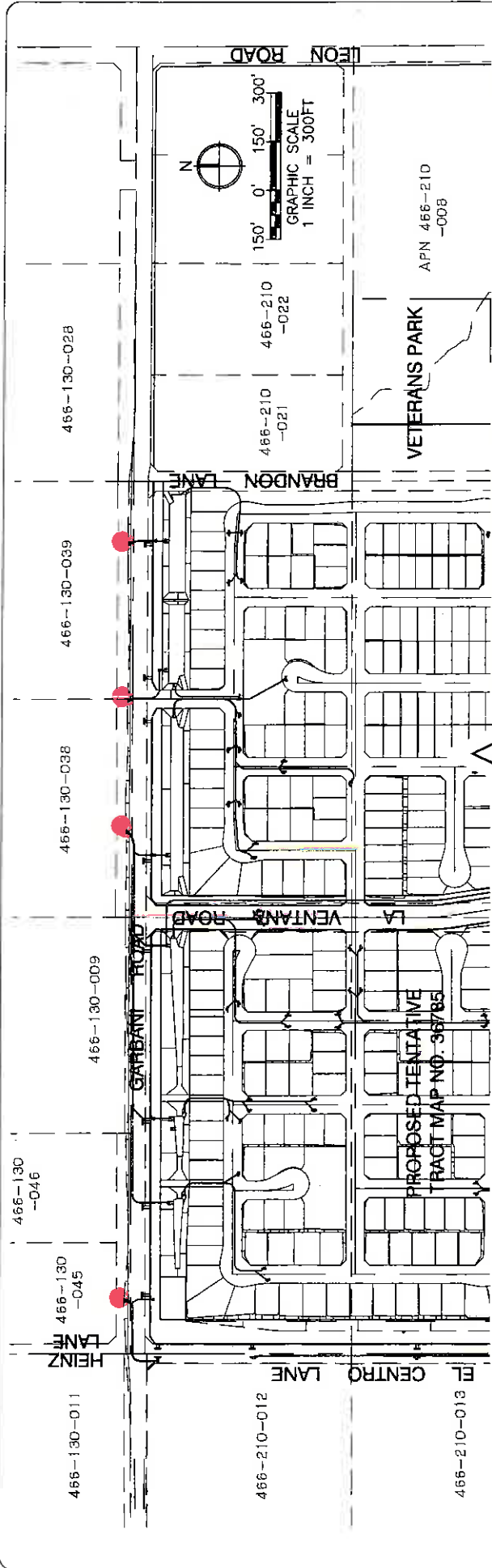
FLOW CONCENTRATION
 LETTER



ANDERSON
CONSULTING
ENGINEERS, INC.

SHEET 2 OF 2

TENTATIVE TRACT MAP NO. 36785
OFFSITE AGREEMENTS EXHIBIT
APN 466-130-036 THRU 039



SHEET 1 OF 2
TENTATIVE TRACT MAP NO. 36785
OFFSITE AGREEMENTS EXHIBIT
OVERALL

NOTE: THE INFORMATION SHOWN
 HEREON IS PRELIMINARY.

ANDERSON
CONSULTING
ENGINEERS, INC.

5/24/2016

OPPOSITION LETTER GPA 1129
Planning Commission June 1st 2016

Dear Chair and Commission members.

As residents of over 15 years in this special place in Riverside County, we have sought to preserve the integrity of the General Plan and our neighborhood. We are aghast at what GPA 1129 stands to do. Make no mistake, GPA 1129 will destroy all that we moved here for.

GPA 1129 violates every known principle of good planning practices. No buffering, no sensitivity to over 2 years of public testimony, no transitional densities included in the plan, the blatant destruction of the "Estate Density Policy Area East of the 215" but most of all, a complete disregard for County Plannings OWN REPORT from Matt Strait which correctly calls out all of the fatal flaws inherent with GPA 1129.

You will no doubt hear from the proponents that the proposed High School number 4 is the "game changer" It is not, nor should be considered as such.

You may hear from the Perris Union School representative that " he is speaking on behalf of the ENTIRE school board in supporting this project" First of all, this item was never agendized and brought before the school board in a public hearing or forum and secondly, board member Carolyn Twyman who represents this area DOES NOT support this project. [see attached email dated April 28th 2014.

We ask that the Commission respect the over 400 signed petitions submitted from local residents opposing this GPA and send it back for revisions and create a project more compatible with area property owners.

Thank you
Rick Croy
Rural Residents and Friends

Rick Croy

From: cihnen@aol.com
Sent: Tuesday, April 29, 2014 9:30 AM
To: Rick Croy
Subject: Fw: OPPOSITION TO GPA 1129

Sorry I cldnt be there but I sent both messages, see this
Sent via BlackBerry by AT&T

From: "Straite, Matt" <MSTRAITE@rcplma.org>
Date: Tue, 29 Apr 2014 13:36:39 +0000
To: 'cihnen' <cihnen@aol.com>
Subject: RE: OPPOSITION TO GPA 1129

Thank you for the comment. We will pass this on to the Board today and add it to the record.

Matt Straite
Riverside County Planning
4060 Lemon Street 12th Floor
Riverside, CA 92501
951-855-8631



From: cihnen [<mailto:cihnen@aol.com>]
Sent: Monday, April 28, 2014 12:57 PM
To: Straite, Matt
Subject: OPPOSITION TO GPA 1129

I am writing because I cannot attend the meeting this morning but feel it is imperative to give this information. I am against putting high density housing in this rural area in Menifee, as it was stated in the General Plan. Please respect this plan that was put in place many years ago. Please respect what our General Plan call for.

Thank you

Carolyn Twyman
28918 Capano Bay Ct.
Menifee, CA
92584

**PETITION IN SUPPORT OF THE
LA VENTANA PROJECT, VETERANS PARK AT LA VENTANA,
& THE NEW MENIFEE HIGH SCHOOL**

I sign this petition in support of the La Ventana Community Project, which has contributed two million dollars to the Scotts Road Freeway Expansion and is building a state of the art environmentally conscious community. I support the Veterans Park at La Ventana which will be home to a special needs playground for all children but will focus on special needs. It will also have a memorial for veterans, veteran sports leagues, streets will be named after fallen military heroes, and will be ADA & Disabled Veteran accessible. I support the development of the new high school in Menifee which will allow local students to stay in the area.

NAME PRINTED	ADDRESS	SIGNATURE
Alex Ramirez	26676 RIM CREEK PATH, MENIFEE	<i>Alex Ramirez</i>
Anthony Rice	31750 Scott Rd Winchester Ca	<i>Anthony Rice</i>
Passuandra Rice	31750 Scott rd winchester	<i>Passuandra Rice</i>
Tony Gomez	27629 Amberwalk St Murrieta	<i>Tony Gomez</i>
Isabel Sanchez	24291 Mint Ave Murrieta	<i>Isabel Sanchez</i>
Ada Pozo	29157 AZARA St. MERRIETA	<i>Ada Pozo</i>
James Gilbert	32778 Kendal Ct Menifee	<i>James Gilbert</i>
John Lima	32818 HEVERSHAM Ct MENIFEE	<i>John Lima</i>
VERONICA DIAZ	32835 Gough St Winchester	<i>Veronica Diaz</i>
Debbie James	33160 Finch St Winchester	<i>Debbie James</i>
TONY JAMES	" " "	<i>Tony James</i>
LOUIS ABELAS	33210 FINCH ST WINCHESTER	<i>Louis Abelas</i>
SEAN SCLAWY	33613 MARIGOLD LN MURR.	<i>Sean Sclawy</i>
Shane Richard	33594 Iris Lane murrieta	<i>Shane Richard</i>
Jenny Miller	33637 Marigold Murrieta	<i>Jenny Miller</i>
Jason Diaz	15238 Belbeza Creek, Moreno Valley	<i>Jason Diaz</i>
Hidaweneza Gomez	12369 Brewster Dr. Murrieta 92555	<i>Hidaweneza Gomez</i>
Brian Aguilar	1847 Boulder St 92555	<i>Brian Aguilar</i>
Cristina	12150 pigeon pass rd	<i>Cristina</i>
Ricardo Perez	21190 West	<i>Ricardo Perez</i>

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NAME PRINTED	ADDRESS	SIGNATURE
J. Esteban Sumaniego	71667 RAINBOWBROOK PATH	
Ruben Lopez	2333 same	
Johan Cisneros	1738 Remy Street	
Alex Montgomery	1738 Remy street	alex
Alejandra Delgado	1468 8 Street	alejandra
Shawn Lewis	22273 Redwood Lane	
LUKE HUMMERTON	47778 Claremar Dr	
JOHN CENA	57148 Bearberry	
WBB WERSHIP	423778 Bear Dr	
Mavi Brot	28956 Toanqate	
Jay Rock	77852 IDE inc	
TONY PARKER	25105 SEV. DR	
Esperanza Martinez	24250 Lualaba Ave	
Monika Morales	17862 Laurel Dr	
Yvonne Uchirha	00666 The Hidden Leaf	
Ramona Segovia	25731 Alessandro Blvd LA MOROSA VALLEY 92553	Ramona Segovia
Maria de Domestica	2573 Alessandro Blvd Morano Valley CA 92553	

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NAME PRINTED	ADDRESS	SIGNATURE
Alberto Ybarra	28272 Agave Way Menifee Ca 92563	<i>Alberto Ybarra</i>
Eric L. Will	28257 Agave 92563	<i>Eric L. Will</i>
Kim Cavin	" " "	<i>Kim Cavin</i>
Steven C. Cavin	Same	<i>Steven C. Cavin</i>
Kim C. Cavin	" "	<i>Kim C. Cavin</i>
James Tamm	28252 Agave Way Menifee 92563	<i>James Tamm</i>
Cynthia Price	28315 Agave Way 92563	<i>Cynthia Price</i>
Grant A. Thurston	28317 Basswood Way 92563	<i>Grant A. Thurston</i>
Paul Thurston	28305 Basswood Way	<i>Paul Thurston</i>
Guillermo R. Rodriguez	28281 Basswood Way	<i>Guillermo R. Rodriguez</i>
Andrea J. Dinsberger	33871 Caraway Pl Menifee 92563	<i>Andrea J. Dinsberger</i>
Scott Jackson	33847 Caraway Pl 92563	<i>Scott Jackson</i>
Archie A. Escobar	33859 Caraway Pl 92563	<i>Archie A. Escobar</i>
Heaven Boone	33877 Begonia Pl 92563	<i>Heaven Boone</i>
Heaven Boone	" " " "	<i>Heaven Boone</i>
Marie C. Binuya	28214 Basswood way	<i>Marie C. Binuya</i>
Ken Smith	28202 Basswood way	<i>Ken Smith</i>
Harry Smith	Same	<i>Harry Smith</i>
Richard Price	28221 Basswood way Menifee 92563	<i>Richard Price</i>
George J. Jackson	33847 Basswood Way	<i>George J. Jackson</i>

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NAME PRINTED	ADDRESS	SIGNATURE
Jorge Acebedo	30300 Antelope Rd # 1011 92584	Jorge Acebedo
Tomas Acebedo	" " "	Tomas Acebedo
Jesse Acebedo	" " "	Jesse Acebedo
Elmer Woods	#1013	Elmer Woods
Kristen Weber	#1018	Kristen Weber
Peggy Luna	1021	Peggy Luna
Andrew Baxter	#1111	Andrew Baxter
Francesco Scalisi	#1117	Francesco Scalisi
Susan Miller	#1118	Susan Miller
Romeo Rebeca	#1123	Romeo Rebeca
JOSE REBECA	#1212	JOSE REBECA
Trevor H. Francis	#122	Trevor H. Francis
DAVID JAMES ANDRESEN	#124	David James Andresen
Zachary Andersen	same	Zachary Andersen
Brittany Tait	#124	Brittany Tait
Dick Sklena	1128	Dick Sklena
ACSA MONTANA	1312	ACSA MONTANA
MARIA MONTANO		MARIA MONTANO
Tony Gomez	#1416	Vets Rock! Tony Gomez
Michael Guajardo	1414	Michael Guajardo

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NAME PRINTED	ADDRESS	SIGNATURE
Carren Sanchez	#1601	Carren Sanchez
Gina Sanchez	#1601	Gina Sanchez
Maria Sanchez	#1601	Maria Sanchez
BRANDON WOOD	#1609	Brandon Wood
ASA WOOD	#1609	Asa Wood
Jorge Vico	#1631	Jorge Vico
Melissa Sanders	#1660	Melissa Sanders
Zack Fraizer	#1670	Zack Fraizer
Lenni Hernandez	33600 Mapleton Ave #2123 Murrieta 92563	Lenni Hernandez
John Hicks	33600 mapleton Ave #2111	John Hicks
Carla Brill	33600 Mapleton #2212	Carla Brill
Ruby White	#2211	Ruby White
Pete W O'Brien	#2213	Pete W O'Brien
Shannon Choate	Apt 1223	Shannon Choate
RANDALL KARRIG	#1712	RANDALL KARRIG
JOSEPH D TRUJILLO	33770 WILLOW HAVEN LANE #101 MURRIETA CA 92563	Joseph D Trujillo
EVERALDO VILLAREAL	SAME #182	EVERALDO VILLAREAL
Cynthia Montez	18748 Agave Way Murrieta 92563	Cynthia Montez
Catalina Villanueva	" " " " "	Catalina Villanueva
Armando Villanueva	la mismo	Armando Villanueva

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NAME PRINTED	ADDRESS	SIGNATURE
Alfonso Moreno	33700 Willow Haven #101	Alfonso Moreno
CHES TURNER	33600 MAPLETON AVE APT 1923 MURBETA	Ches Turner
Andrew Anderson	" " " Apt 1915	Andrew Anderson
Kevin Lee	33600 Mapleton Ave # 2074	Kevin Lee
Alicia Ramirez	33600 Mapleton Ave - 2026	Alicia Ramirez
Karina Hill	33600 Mapleton Ave #1918	Karina Hill
Aidan Armenta	33600 mapleton ave - 2112	Aidan Armenta
Andrea Petty	33600 Mapleton Ave 03123	Andrea Petty
JONI SCANN	33620 WILLOW HAVEN UNIT 102	Joni Scann
Alejandro Chavez	33620 Willow Haven 102	Alejandro Chavez
Jennifer Rondel	33620 Willow Haven Unit 103	Jennifer Rondel
Marilyn Graham	33620 Willow Haven #102	Marilyn Graham
MICHAEL FIORRE	33610 WILLOW HAVEN LN #104 MURBETA CA 92565	Michael Fiorre
Daniel Lane	#110	Daniel Lane
Joel Stines	#112	Joel Stines
JESUS SANCHEZ	#121	Jesus Sanchez
José Luis	#124	José Luis
ALEX GONZALEZ	#125	Alex Gonzalez
Mary Niss	#129	Mary Niss

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NAME PRINTED	ADDRESS		SIGNATURE
Bob Walter	2300 FURFURCO BLVD MURIELA CA 92563	#141	
Kevin Guser		#148	
Jane Petty		#150	Jane Petty
Jana Lee Davis		#151	Jana Lee Davis
FRANSICA MARTINEZ		#153	
Heather Teller-Smith		#155	Heather Teller-Smith
Laura Irving		#156	
JOHN KEENS		#172	
Carlos Gomez		#177	Carlos Gomez
Yvonne Gomez		#178	Yvonne Gomez
Marta Gomez		#177	
Mary McLean		#188	Mary McLean
Kevin Thompson		#189	Kevin Thompson
Nicole Wilson		#202	Nicole Wilson
PHILIP WILSON		#202	Phillip Wilson
Dave Wilson		#202	Dave Wilson
Liz Russell		#250	Liz Russell
Fayon Metz		#258	Fayon Metz
Adrian Mora		#300	Adrian Mora
Tito Perez		#304	Tito Perez

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NAME PRINTED	ADDRESS	SIGNATURE
Yolanda Salazar	30431 Carey St Menifee CA 92584	Yolanda Salazar
Patricia Valk-Sanchez	29565 Ash Dale Menifee	Patricia Valk-Sanchez
Lita Tanner-Abarca	4661 Aspen Lane Paris	Lita Tanner-Abarca
Wendy Crenk	57874 BLOOMINGWOOD MENIFEE	Wendy Crenk
Vanessa Munoz	29413 Wildcat Canyon Rd	Vanessa Munoz
Al Lopez	29763 Parker Ln Menifee CA 92586	Al Lopez
Nicolas Milam	22835 Regiliste Ave	Nicolas Milam
Tania Bushnell	29141 Twilight Hill Dr	Tania Bushnell
Steve & Rosemary	31065 Shuttlebrook Ln	Steve & Rosemary
1379 Hair	1379 Peiran St Paris	1379 Hair
Alejandro Briseno	33235 BRIGHTON WOOD ST	Alejandro Briseno
Yolanda Nizkor	28327 ROCKY CREEK	Yolanda Nizkor
Yolanda Nizkor	29177 CRYSTALINE DR	Yolanda Nizkor
LUIS NORDAL	26296 LEGACY Hemet, CA 97344	Luis Nordal
DEBBIE TURRES	29715 MEDFORDS COURT 92586	Debbie Turres
Yolanda Jaramilla	25764 Westwinds Dr 92585	Yolanda Jaramilla
ARMANDO ALICIA SA	37250 MARIETA RD SPITE 369	Armando Alicia Sa
MICHA OROFF	41576 AVENIDA DE LA PEÑA TRACIA CA 92582	Micha Oroff
Christina Clark	36027 Swan Point DR	Christina Clark
Fredrick Clark	36027 Swan Point Dr	Fredrick Clark

/s/