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50. PRIOR TO MAP RECORDATION

50.PLANNING. 20 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 24 MAP - ECS NOTE DAM INUNDATION RECOMMND

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

DAM INUNDATION AREA - This property is located downstream of Lake Skinner which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake.

50.PLANNING. 25 MAP - ECS NOTE AIRPORT RECOMMND

The following environmental constraints note shall be placed on the ECS:

"This land division is within 2 miles of the French Valley Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the French Valley Airport maintained operations to the southwest of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to or from the French Valley Airport."

50.PLANNING. 27 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

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50.PLANNING. 29 MAP - FEE BALANCE

RECOMMND

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

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

RECOMMND

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

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

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

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

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

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50. PLANNING. 32

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

RECOMMND

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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50.PLANNING. 33

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 '___', 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. 33 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

or other document creating the assessment lien.

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

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

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

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 Benton Road and so noted on the final map including at street "B" (EMERGENCY ACCESS ONLY).

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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 - TRANSPORTATION BENEFIT RECOMMND

Prior to recordation of the tract map, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,500 per unit for 24 units or a total of \$60,000. The contribution is to be used to fund and accelerate the construction of transportation infrastructure in the vicinity of the project within the Southwest Area Plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation.

NOTE: This condition outlines a separate contribution from the contribution identified in 60.TRANS.3.

The fairshare contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study.

50.TRANS. 3 MAP - SOILS 2 RECOMMND

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

50.TRANS. 4 MAP - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 5 MAP - STREET LIGHTING PLAN RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6

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

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

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

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

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

50.TRANS. 7

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

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50. TRANS. 7 MAP - UTILITY PLAN (cont.) RECOMMND

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. 8 MAP - LANDSCAPING RECOMMND

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

Landscaping shall be improved within Benton Road.

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 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. 9 MAP - TUMF CREDIT AGREEMENT RECOMMND

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

50. TRANS. 10 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.

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50.TRANS. 11 MAP - IMP PLANS RECOMMND

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

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

50.TRANS. 12 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. 13 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. 14 MAP - DEDICATIONS RECOMMND

Street "A" and street "B" along project boundary shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A".

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the property line within the 10' parkway.

2. Street "B" at Benton Road shall be a 24' wide emergency vehicle access only with double swing gate, not open for the public. The design shall be submitted to Transportation Department and coordinated with the Fire Department for their review and approval.

3. A meandering sidewalk shall be constructed along the Benton Road including at the emergency access.

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50.TRANS. 15

MAP - EXISTING MAINTAINED

RECOMMND

Benton Road along project boundary is a paved County maintained road designated Urban Arterial Highway and shall be improved with 55 foot half-width AC pavement, 8" concrete curb and gutter (project side), 8" landscaped median, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 76' half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461.

NOTE: 1. A 5' meandering sidewalk (project side) shall be constructed within the 21' parkway as approved by the Director of Transportation.

2. An 8" raised curb (half-width) landscaping median shall be constructed at the centerline per County Standard No. 91 and 113, Ordinance 461.

3. A cash-in-lieu fee shall be paid for the half-width raised curbed landscaping median improvement as determined by the Director of Transportation.

4. Street "B" at Benton Road shall be a 24' wide emergency vehicle access ONLY with double swing gate, not open for the public. The design shall be submitted to the Transportation Department and coordinated with the Fire Department for their review and approval.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

MAP - NPDES/SWPPP

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

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

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

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

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

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

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

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

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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.

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. 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG (cont.) RECOMMND

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

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

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

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

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

E HEALTH DEPARTMENT

60.E HEALTH. 1 MAP - PHASE II ESA REQUIRED RECOMMND

Based on the information provided in the Phase I Environmental Site Assessment dated March 24, 2016 prepared by Hillmann Consulting and historic agricultural activity associated with the property, RCDEH-ECP concurs with the conclusions of the report that soil sampling and analysis is required. The soil sampling and analysis shall be conducted in accordance to the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008). Additionally, the four stock piles of fill material/debris observed on the property shall be profiled and disposed of properly. For further information, please contact DEH-ECP at (951) 955-8980.

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EPD DEPARTMENT

60.EPD. 1

EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is (February 1st through August 31st). If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. 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 permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist 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 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, documenting the results of the survey, to EPD for review.

60.EPD. 2

EPD - 30-DAY BURROWING OWL

RECOMMND

Pursuant to Objectives 6 & 7 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

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60.EPD. 2 EPD - 30-DAY BURROWING OWL (cont.) RECOMMND

pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

60.EPD. 3 EPD - FUEL MODIFICATION ZONES RECOMMND

Prior to issuance of a grading permit, EPD Staff shall review the Fire Protection and Vegetation Management Plan required by the Riverside County Fire Department to ensure that proposed fire maintenance activities will not encroach into areas identified as the 0.303-acres of MSHCP Riparian/Riverine to be avoided as described on Figure 8 within the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1). The areas to be avoided are located within Lots "C", "G", and "E", on Tentative Tract Map 32323.

60.EPD. 4 EPD - GRADING PLAN CHECK RECOMMND

Prior to grading permit issuance, EPD Staff shall review the grading plans to ensure that proposed grading activities will not impact the 0.303 acres identified for avoidance on Figure 8 of the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1). The 0.303-acres of MSHCP Riparian/Riverine to be avoided located within Lots "C", "G", and "E", on Tentative Tract Map 32323. The areas described for avoidance within in the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 EPD - GRADING PLAN CHECK (cont.) RECOMMND

DBESP shall be clearly labeled on the grading plan as "MSHCP Avoidance, Riparian/Riverine" to the satisfaction of the Environmental Programs Division to ensure that no disturbances are proposed within these areas.

60.EPD. 5 EPD - BIO MONITORING WORK PLAN RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities and a Biological Monitoring Work Plan shall be submitted for EPD review and approval. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion.

60.EPD. 6 EPD - ENVIR CONSTRAINTS SHEET RECOMMND

The constrained areas will conform to the areas mapped on Figure 8 of the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1). TR32323 will impact 0.102 acres of Riparian Riverine and avoid 0.303 acres as described on Figure 8 within the DBESP. The 0.303-acres of MSHCP Riparian/Riverine to be avoided located within Lots "C", "G", and "E", on Tentative Tract Map 32323.

These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

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

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

"Any required future maintenance activities occurring within the boundaries of the constraint areas will require appropriate State and Federal Agencies (USFWS/CDFW) to be notified."

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

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60.EPD. 6 EPD - ENVIR CONSTRAINTS SHEET (cont.) RECOMMND
constraint areas."

60.EPD. 7 EPD - MITGATION CREDITS RECOMMND

Prior to Grading Permit Issuance or Prior to Map Recordation, whichever occurs first, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in must provide proof that 0.204 acres of mitigation credits have been purchased at the Skunk Hollow (Barry Jones) Mitigation Bank as outlined within the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1).

60.EPD. 8 EPD - TEMPORARY FENCING RECOMMND

Prior to grading permit issuance, the 0.303 acre area of MSHCP Riparian/Riverine resources to be avoided will be temporarily fenced to avoid impacts during grading and construction. The 0.303-acres of MSHCP Riparian/Riverine to be avoided are located within Lots "C", "G", and "E", on Tentative Tract Map 32323. Documentation will be submitted by a biologist who has an MOU with the County of Riverside proving that the fencing has been completed and encompasses all Riparian/Riverine habitat planned for avoidance within Figure 8 of the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1). The Environmental Programs Department may inspect the site prior to grading permit issuance.

60.EPD. 9 EPD - CONSERVATION EASEMENT RECOMMND

Prior to Map Recordation or Grading Permit Issuance, whichever occurs first, the project applicant shall provide proof to the Riverside County Environmental Programs Department Ecological Resources Specialist that a conservation easement has been recorded for the 0.303-acres of MSHCP Riparian/Riverine to be avoided within Lots "C", "G", and "E", on Tentative Tract Map 32323.

The easement shall be offered up to an entity such as the Riverside-Corona Resource Conservation District or other acceptable entity; however, if this entity does not accept

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60.EPD. 9 EPD - CONSERVATION EASEMENT (cont.) RECOMMND

the easement, there is no other mechanism other than the Environmental Constraints Sheet (ECS) to ensure that no other activities take place in this area.

FIRE DEPARTMENT

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

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

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

60.FLOOD RI. 6 MAP PHASING RECOMMND

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

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Tract 32323 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley and 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

building permits if grading permits are not issued.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 3 MAP - PALEONTOLOGIST REQUIRED

RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for consultation 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 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. 4 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 20.03 acres (gross) in

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - SKR FEE CONDITION (cont.) RECOMMND

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. 5 MAP - SECTION 404 PERMIT RECOMMND

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

60.PLANNING. 6 MAP - SECTION 1601/1603 PERMIT RECOMMND

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

60.PLANNING. 18 MAP - 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - SKR FEE CONDITION (cont.) RECOMMND

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 20.3 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. 19 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 20 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. 23 MAP - NPDES COMPLIANCE (2) RECOMMND

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - REQUIRED APPLICATIONS

RECOMMND

No grading permits shall be issued until Specific Plan No. 106 Amendment No. 16, General Plan Amendment No. 1219, and Change of Zone No. 7214 have been approved and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 31 MAP - ARTIFACT DISPOSITION

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. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 31 MAP - ARTIFACT DISPOSITION (cont.) RECOMMND

shall be described in the Phase IV monitoring report.

60.PLANNING. 34 MAP - CULTURAL SENSITIVITY TR. RECOMMND

Prior to brush clearing and/or earth moving activities, the Project Archaeologist and Native American Monitor 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.

60.PLANNING. 35 MAP - PROJECT ARCHAEOLOGIST RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. These measures shall include, but shall not be limited to, the following:

Archaeological Monitor An adequate number of qualified 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. Inspections 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 inspections will be determined by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief

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60.PLANNING. 35

MAP - PROJECT ARCHAEOLOGIST (cont.)

RECOMMND

review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. 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.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

60.PLANNING. 36

MAP - TRIBAL MONITOR REQ.

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 36 MAP - TRIBAL MONITOR REQ. (cont.) RECOMMND

identification, evaluation, and potential recovery of cultural resources.

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

improvement plans, the opening of an IP account, and payment of the processing fee.

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 3 MAP - TRANSPORTATION BENEFIT RECOMMND

Prior to issuance of a grading permit, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,500 per unit for 24 units or a total of \$60,000. The contribution is to be used to fund and accelerate the construction of transportation infrastructure in the vicinity of the project within the Southwest Area Plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation.

NOTE: This condition outlines a separate contribution from the contribution identified in 50.TRANS.2.

The fairshare contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 EPD - MBTA REPORT RECOMMND

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, documenting the results of the survey, to EPD for review.

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PHASE IV REPORT RECOMMND

ARCHAEOLOGICAL MONITORING REPORT:
PRIOR TO GRADING PERMIT FINAL: The developer/holder shall

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - PHASE IV REPORT (cont.)

RECOMMND

prompt the Project Cultural Resources Professional 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 report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting as well as daily logs from both archaeologist and native monitor. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying

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80. PRIOR TO BLDG PRMT ISSUANCE

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

that the grading was completed in conformance with the approved grading plan.

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

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

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

FIRE DEPARTMENT

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

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

Approved water plans must be a the job site.

80.FIRE. 2 MAP - SECONDARY/ALTER ACCESS INEFFECT

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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 32323 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley and the Murrieta Creek/Warm Sprijngs 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.

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 - FRONT YARD LANDSCAPING RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 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. 10 MAP - ACOUSTICAL STUDY RECOMMND

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

80.PLANNING. 12 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 13 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. 15 MAP - LANDSCAPE PLOT PLAN RECOMMND

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California

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80.PLANNING. 15

MAP - LANDSCAPE PLOT PLAN (cont.)

RECOMMND

Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

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

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

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

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80.PLANNING. 15 MAP - LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

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

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

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

Final landscape plans shall substantially conform to APPROVED EXHIBIT L.

NOTES:

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

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

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80.PLANNING. 16

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 clearecd individually.

80.PLANNING. 17

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.

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80.PLANNING. 17 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

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 permaanent 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.

80.PLANNING. 18 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. 19 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

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80.PLANNING. 19

MAP - FINAL SITE PLAN (cont.)

RECOMMND

Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines.

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. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential

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80.PLANNING. 19 MAP - FINAL SITE PLAN (cont.) (cont.)

RECOMMND

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. 20 MAP - Walls/Fencing Plans

RECOMMND

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

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

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

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

D. Front yard return walls shall be constructed of masonry

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80.PLANNING. 20

MAP - Walls/Fencing Plans (cont.)

RECOMMND

slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

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

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

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 MAP - DAM INUNDATION NOTIFY

RECOMMND

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

TRANS DEPARTMENT

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

RECOMMND

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

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

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WASTE DEPARTMENT

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

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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

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

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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. 6 MAP - PVT RD GDG INSP'S RECOMMND

Prior to final building inspection, the developer / applicant shall be responsible for obtaining the following inspections and reports required by Ordinance 457 for the proposed paved private road.

Required Inspections:

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90.BS GRADE. 6 MAP - PVT RD GDG INSP'S (cont.)

RECOMMND

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Inspection of Final Paving
- 4.Inspection of onsite storm drain facilities constructed as part of the private road.

Required Reports:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

2.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

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

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

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

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 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.

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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.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI

RECOMMND

The land divider/permit holder shall construct an eight (8) foot high decorative block wall on residential lots adjacent to Benton Road (lots 1 and 26) and a seven (7) foot high decorative block wall on the park site adjacent to Benton Road (lot J). The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 3 MAP - LANDSCAPING COMPLIANCE

RECOMMND

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

90.PLANNING. 4 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

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90.PLANNING. 4 MAP - QUIMBY FEES (2) (cont.) RECOMMND

park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Valley-Wide Recreation and Park District.

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 6 MAP - WALL/FENCING COMPLY RECOMMND

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

90.PLANNING. 11 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20.3 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 12 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

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90.PLANNING. 12 MAP - MITIGATION MONITORING (cont.) RECOMMND

approval and mitigation measures of this permit and
Environmental Assessment No. 40350.

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

90.PLANNING. 13 MAP - ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

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.

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
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

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90.TRANS. 3 MAP - UTILITY INSTALL (cont.) RECOMMND
as proof of completion.

90.TRANS. 4 MAP - R & B B D RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

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 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.

07/10/17
15:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 83

TRACT MAP Tract #: TR32323

Parcel: 963-010-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - 80% COMPLETION (cont.) RECOMMND

- 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.

Landscaping shall be improved within Benton Road.

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.

COMPREHENSIVE PROJECT REVIEW
(*INITIAL CASE ACCEPTANCE) COMMENT AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: **November 14, 2005**

Transportation
Environmental Health
Flood Control District
Fire Department
Building & Safety (Grading)
Building & Safety
Regional Parks & Open Space
Geologist
EPD
Donna Duron
Andrew Huneck
Commissioner Petty
Supervisor Stone
Riv. County Sheriff's Dept.

Riv. County Waste Dept.
ALUC- Keith Downs
Valley-Wide Parks and Rec.
Temecula Valley School District
Eastern Municipal Water District
Southern Ca. Gas Co.
Southern Ca. Edison Co.
Caltrans #8
Caltrans Aeronautics Division - David Cohen
EIC "Attachment A"
US Postal Service
Pechanga Band of Luiseno Indians
California Dept. of Fish and Game
Riverside Transit Agency

SPECIFIC PLAN AMENDMENT No. 00106AG, CHANGE OF ZONE No. 07214, TENTATIVE TRACT MAP No. 32323 - EA40350 - Applicant: Sheldon Group (Karen Sully) - Engineer/Representative: Rick Engineering Company (Mick Ratican) - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) and Very Low Density Residential (VLDR) (1 acre minimum); Rural: Rural Residential (RR) (5 acre minimum) - Location: North of Auld Road, south of Benton Road and west of Pourroy - 51.14 Acres - Zoning: One-Family Dwellings - 7,200 square foot minimum (R-1), Residential Agricultural - 1 acre minimum (R-A-1) and Residential Agricultural - 5 acre minimum (R-A-5) - **REQUEST:** Specific Plan Amendment No. 00106AG proposes to change 13.2 acres of APN 963-010-006 from VLDR to MDR, 11.09 acres of APN 963-010-010 from MDR to RR and 5.6 acres of APN 963-010-009 from MDR to RR - Change of Zone No. 07214 proposes to convert 20.03 acres (TR32323) from Residential Agricultural (R-A-1) to One-Family Dwellings (R-1) - Tentative Tract Map No. 32323 proposes a Schedule A subdivision of 20.03 gross acres into 38 residential lots, one (1) open space lot and one (1) detention basin - APN(s): 963-010-006, 009 & 010 - Related Case(s): N/A - Concurrent Case(s): SPA00106AG, CZ07214 & TR32323 - 1st Transmittal

Please review the case described above, along with the attached tentative map/exhibit **This case is scheduled for a CPR meeting on December 8, 2005**. **All County Agencies and Departments, please have draft conditions in the Land Management System by the above date.** If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Dana Weaver**, Project Planner, at **(909) 955-9075**.

COMMENTS:

DATE: SIGNATURE:
PLEASE PRINT NAME AND TITLE:
TELEPHONE:

FILE COPY

If you do not use this letter for your response, please indicate the project planner's name. Thank you

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 18, 2006

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

David Bradley
Temecula

STAFF

Robert C. Johnson
Executive Director

Ed Cooper
John Guerin
Cecilia Lara
Sophia Nolasco
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor
Riverside, CA 92502

Tel: (951)955-5132

Website: www.rcaluc.org

Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502

Attn: Michael Bufalino

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: FV-06-105
Related File No.: SP 00106AG, CZ 07214, TM 32323
APN: 963-010-006

Dear Mr. Bufalino:

On May 25, 2006 the Riverside County Airport Land Use Commission (RCALUC) held a public hearing regarding the above-referenced project and found the project to be **CONDITIONALLY CONSISTENT** with the French Valley Airport Land Use Compatibility Plan (FVALUCP) pursuant to Policy 3.3.6 of the Countywide Policies of the Riverside County Airport Land Use Compatibility Plan, subject to the following conditions, with a requirement for Federal Aviation Administration clearance prior to scheduling of any hearings before the Board of Supervisors.

CONDITIONS:

1. Incorporate noise attenuation measures where necessary to ensure interior noise levels from aircraft operations are at or below 45-decibel levels CNEL.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all potential purchasers and tenants.

Please be advised that the proposed project has received a determination of "No Hazard to Air Navigation" from the Federal Aviation Administration (copies of which are attached hereto), and so may now be scheduled for public hearings at such time as may be determined appropriate by the County of Riverside.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION
Robert C. Johnson, Executive Director



John J. G. Guerin, Senior Planner

JJGG:bks

Attachments: Notice of Airport in Vicinity

cc: ALUC Staff
Stephanie Crossey, Sheldon Group - Riverside
Victor Mahony, Cameo Homes/Benton Road LLC
Karen Sully, Sheldon Group - Newport Beach
Ricia Hager, Chevalier, Allen & Lichman LLP



















Y:\ALUC\French Valley\FV-06-105.LTR.doc

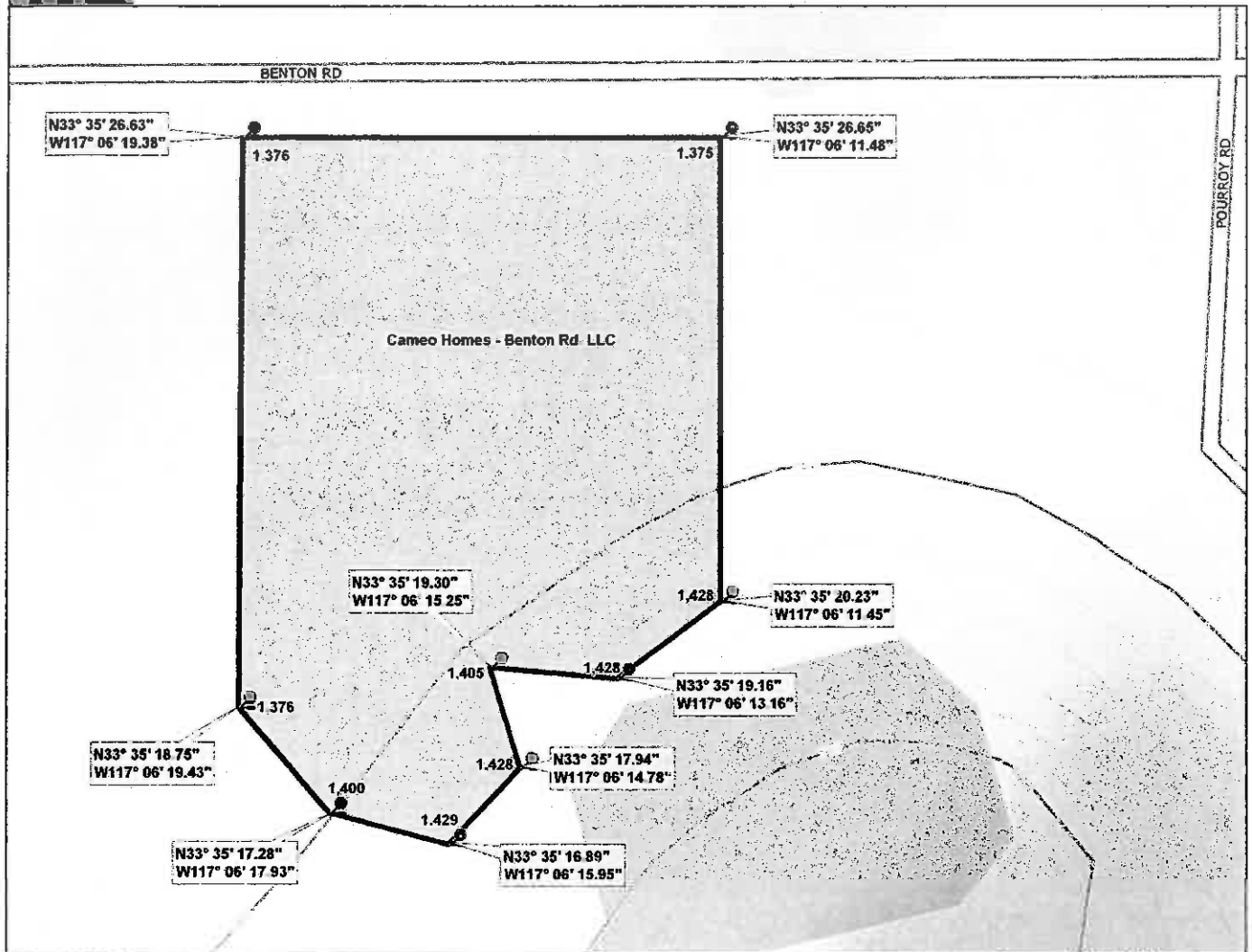
NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 12(A)

Notice of Proposed Construction or Alteration (7460-1)

Project Name: BENTO-000045466-06**Sponsor:** Benton Road LLC**Project Summary : BENTO-000045466-06**

Structure	City, State	Lat/Long	Map	Actions	Latest Letter
Benton Road LLC Corner 1 Determined 2006-AWP-4528-OE	Temecula, CA	33° 35' 26.63" N 117° 6' 19.38" W	 Show Map	Create Fax Cover Upload a PDF	 DNE
Benton Road LLC Corner 2 Determined 2006-AWP-4529-OE	Temecula, CA	33° 35' 26.65" N 117° 6' 11.48" W	 Show Map	Create Fax Cover Upload a PDF	 DNE
Benton Road LLC Corner 3 Determined 2006-AWP-4530-OE	Temecula, CA	33° 35' 20.23" N 117° 6' 11.45" W	 Show Map	Create Fax Cover Upload a PDF	 DNE
Benton Road LLC Corner 4 Determined 2006-AWP-4531-OE	Temecula, CA	33° 35' 19.16" N 117° 6' 13.16" W	 Show Map	Create Fax Cover Upload a PDF	 DNE
Benton Road LLC Corner 5 Determined 2006-AWP-4532-OE	Temecula, CA	33° 35' 19.30" N 117° 6' 15.25" W	 Show Map	Create Fax Cover Upload a PDF	 DNE
Benton Road LLC Corner 6 Determined 2006-AWP-4533-OE	Temecula, CA	33° 35' 17.94" N 117° 6' 14.78" W	 Show Map	Create Fax Cover Upload a PDF	 DNE
Benton Road LLC Corner 7 Determined 2006-AWP-4534-OE	Temecula, CA	33° 35' 16.89" N 117° 6' 15.95" W	 Show Map	Create Fax Cover Upload a PDF	 DNE
Benton Road LLC Corner 8 Determined 2006-AWP-4535-OE	Temecula, CA	33° 35' 17.28" N 117° 6' 17.93" W	 Show Map	Create Fax Cover Upload a PDF	 DNE
Benton Road LLC Corner 9 Determined 2006-AWP-4536-OE	Temecula, CA	33° 35' 18.75" N 117° 6' 19.43" W	 Show Map	Create Fax Cover Upload a PDF	 DNE



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Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

Aeronautical Study No.
2006-AWP-4528-OE

Issued Date: 08/31/2006

Kim Berry
Benton Road LLC
1105 Quail Street
Newport Beach, CA 92660

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has completed an aeronautical study under the provisions of 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building
Location:	Temecula, CA
Latitude:	33-35-26.63 N NAD 83
Longitude:	117-6-19.38 W
Heights:	35 feet above ground level (AGL) 1411 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 70/7460-1K.

This determination expires on 03/2/2008 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above.

Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404)305-5580. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2006-AWP-4528-OE.

Signature Control No: 474699-488560

(DNE)

Michael Blaich
Technician



Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

Aeronautical Study No.
2006-AWP-4529-OE

Issued Date: 08/31/2006

Kim Berry
Benton Road LLC
1105 Quail Street
Newport Beach, CA 92660

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has completed an aeronautical study under the provisions of 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building
Location:	Temecula, CA
Latitude:	33-35-26.65 N NAD 83
Longitude:	117-6-11.48 W
Heights:	35 feet above ground level (AGL) 1410 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 70/7460-1K.

This determination expires on 03/2/2008 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above.

Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404)305-5580. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2006-AWP-4529-OE.

Signature Control No: 474700-488561

(DNE)

Michael Blaich
Technician

Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404)305-5580. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2006-AWP-4531-OE.

Signature Control No: 474702-488677

(DNE)

Michael Blaich
Technician



Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

Aeronautical Study No.
2006-AWP-4532-OE

Issued Date: 08/31/2006

Kim Berry
Benton Road LLC
1105 Quail Street
Newport Beach, CA 92660

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has completed an aeronautical study under the provisions of 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building
Location:	Temecula, CA
Latitude:	33-35-19.30 N NAD 83
Longitude:	117-6-15.25 W
Heights:	35 feet above ground level (AGL) 1440 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 70/7460-1K.

This determination expires on 03/2/2008 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above.

at
Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404)305-5580. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2006-AWP-4532-OE.

Signature Control No: 474703-488678

(DNE)

Michael Blaich
Technician



Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

Aeronautical Study No.
2006-AWP-4535-OE

Issued Date: 09/01/2006

Kim Berry
Benton Road LLC
1105 Quail Street
Newport Beach, CA 92660

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has completed an aeronautical study under the provisions of 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building
Location:	Temecula, CA
Latitude:	33-35-17.28 N NAD 83
Longitude:	117-6-17.93 W
Heights:	35 feet above ground level (AGL) 1435 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 70/7460-1K.

This determination expires on 03/1/2008 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404)305-5580. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2006-AWP-4535-OE.

Signature Control No: 474706-488895

(DNE)

Michael Blaich
Technician



Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

Aeronautical Study No.
2006-AWP-4536-OE

Issued Date: 08/31/2006

Kim Berry
Benton Road LLC
1105 Quail Street
Newport Beach, CA 92660

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has completed an aeronautical study under the provisions of 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building
Location:	Temecula, CA
Latitude:	33-35-18.75 N NAD 83
Longitude:	117-6-19.43 W
Heights:	35 feet above ground level (AGL) 1411 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 70/7460-1K.

This determination expires on 03/2/2008 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

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This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404)305-5580. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2006-AWP-4536-OE.

Signature Control No: 474707-488562

(DNE)

Michael Blaich
Technician

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

August 24, 2006

Soboba Band of Luiseno Indians
Harold Arres, Cultural Resources Manager
P.O. Box 487
San Jacinto, CA 92581

RE: Native American Consultation request for Specific Plan Amendment No. 00106AG, Change Of Zone No. 07214, Tentative Tract Map No. 32323


Dear Soboba Band of Luiseno Indians:

The County of Riverside requests your participation in the review of a Specific Plan Amendment proposing to change 13.2 acres of from Very Low Density Residential to Medium Density Residential, 16.7 acres of from Medium Density Residential to Rural Residential, and Tentative Tract Map No. 32323 proposes a subdivision of 20.03 gross acres into 38 residential lots located North of Auld Road, south of Benton Road and west of Pourroy Road, also referred to as APNs 963-010-006, 009 & 010. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. The County is seeking a consultation with you concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to (name of planner and telephone number) by November 26, 2006.

Sincerely,
Riverside County Planning Department


Michael Bufalino

Attachments
Project Archeological Report
USGS map

cc: Project Applicant, owner, engineer, etc.
R. James Fagelson, Planning Department Tribal Liaison

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

August 24, 2006

Pechanga Band of Mission Indians
Paul Macarro, Cultural Resource Center
P.O. Box 1477
Temecula, CA 92593

RE: Native American Consultation request for Specific Plan Amendment No. 00106AG, Change Of Zone No. 07214, Tentative Tract Map No. 32323

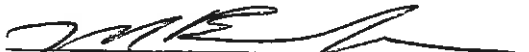
Dear Pechanga Band of Mission Indians:

The County of Riverside requests your participation in the review of a Specific Plan Amendment proposing to change 13.2 acres of from Very Low Density Residential to Medium Density Residential, 16.7 acres of from Medium Density Residential to Rural Residential, and Tentative Tract Map No. 32323 proposes a subdivision of 20.03 gross acres into 38 residential lots located North of Auld Road, south of Benton Road and west of Pourroy Road, also referred to as APNs 963-010-006, 009 & 010. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. The County is seeking a consultation with you concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to (name of planner and telephone number) by November 26, 2006.

Sincerely,
Riverside County Planning Department


Michael Bufalino

Attachments
Project Archeological Report
USGS map

cc: Project Applicant, owner, engineer, etc.
R. James Fagelson, Planning Department Tribal Liaison

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

August 24, 2006

Pala Band of Mission Indians
Robert Smith, Chairperson
PMB 50, 35008 Pala Temecula Road
Pala, CA 92059

RE: Native American Consultation request for Specific Plan Amendment No. 00106AG, Change Of Zone No. 07214, Tentative Tract Map No. 32323

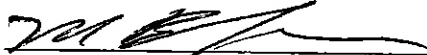
Dear Pala Band of Mission Indians,

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Michael Bufalino

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

August 24, 2006

Pechanga Band of Mission Indians
Paul Macarro, Chairperson
Box 2183
Temecula, CA 92593

RE: Native American Consultation request for Specific Plan Amendment No. 00106AG, Change Of Zone No. 07214, Tentative Tract Map No. 32323

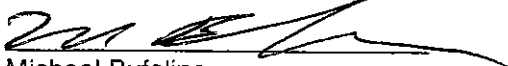
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Riverside County Planning Department


Michael Bufalino

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USGS map

cc: Project Applicant, owner, engineer, etc.
R. James Fagelson, Planning Department Tribal Liaison

**Native American Tribal Consultation List
County of San Diego
Riverside County
August 8, 2006**

Pala Band of Mission Indians

Robert Smith, Chairperson

PMB 50, 35008 Pala Temecula Road

Pala, CA 92059

Luiseno

Cupeno

(760) 742-3784

(760) 742-1411 Fax

Pechanga Band of Mission Indians

Paul Macarro, Cultural Resource Center

P.O. Box 1477

Temecula, CA 92593

Luiseno

(951) 308-9295

(951) 676-2768

(951) 695-1778 Fax

Soboba Band of Mission Indians

Robert J. Salgado, Sr., Chairperson

P.O. Box 487

San Jacinto, CA 92581

luiseno@soboba-nsn. Luiseno

(951) 654-2765

(951) 654-4198 - Fax

Pechanga Band of Mission Indians

Mark Macarro, Chairperson

P.O. Box 2183

Temecula, CA 92593

Luiseno

(951) 676-2768

(951) 695-1778 Fax

Soboba Band of Luiseno Indians

Harold Arres, Cultural Resources Manager

P.O. Box 487

San Jacinto, CA 92581

harres@soboba-nsn. Luiseno

(951) 654-2765

FAX: (951) 654-4198

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3.

STATE OF CALIFORNIAArnold Schwarzenegger, Governor**NATIVE AMERICAN HERITAGE COMMISSION**915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
Fax (916) 657-5390

August 8, 2006

Mr. Michael Bufalino
COUNTY OF RIVERSIDE TRANSPORTATION & LAND MANAGEMENT AGENCY
P.O. Box 1409
Riverside, CA 92502-1409SENT BY FAX: 951-955-3157
Number of Pages: 3Re: Specific Plan Amendment No. 00106AG; Zone Change No. 07214; TMP No. 32323;
Temecula, Riverside County

Dear Mr. Bufalino:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. Attached is a consultation list of tribes with traditional lands or cultural places located within the requested plan amendment boundaries.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action. NAHC Sacred Lands File requests must be made in writing. All requests must include county, USGS quad map name, township, range and section. Local governments should be aware, however, that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place.

If you receive notification of change of addresses and phone numbers from Tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Singleton".

Dave Singleton
Program Analyst

Attachment: Tribal Consultation List



September 19, 2006

Michael Bufalino
County of Riverside
Transportation and Land Management Agency
4080 Lemon St., 9th Floor
PO Box 1409
Riverside, CA 92502-1409

RE: Native American Consultation Request for Specific Plan Amendment No. 00106AG,
Change of Zone No. 07214, Tentative Tract Map No. 32323

Dear Mr. Bufalino:

This letter is in response to your request for Native American consultation on the above referenced project. We respond to these requests on behalf of Robert Smith, Chairman of the Pala Band of Mission Indians.

At this time, we do not request government-to-government consultation on this project. Because this project takes place outside the traditional areas of residence of the people of Pala, we have a low level of concern regarding possible areas of cultural sensitivity. However, this should not be construed as indicating that no cultural resources or traditional cultural properties are present in this location. Areas of significance may be identified by other concerned bands, or revealed in the course of land development. The Pala Band of Mission Indians stands behind any assertions made by other bands that there are significant resources within the project area, should such assertions be made. Furthermore, we do not renounce our right or desire to be consulted regarding future projects taking place within Riverside County.

We appreciate being made aware of this project and having the opportunity to comment.

Sincerely,

Shasta C. Gaughen, MA, ABD
Assistant Director

35008 Pala Temecula Road
PMB 445
Pala, CA 92059

760-742-1590 [phone]
760-742-4543 [fax]



Mission:

Educate and communicate the rich heritage of Soboba peoples; Lead and assist individuals, organizations and communities in understanding the needs and concerns of Native American monitoring of traditional sites; Advocate Native American participation in state agencies and boards; Advocate legislation and enforcement of laws affecting Native American peoples and protecting historical and archaeological resources.

September 13, 2006

Attn: Michael Bufalino
Riverside County Planning Division
P.O. Box 1409
Riverside, Ca 92502-1409

RE: Tentative Tract Map No. 32323

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does falls within the bounds of our Tribal Traditional Use Areas.

Soboba Band of Luiseño Indians is requesting the following:

1. Further consultations which may include a Mitigation Plan.
2. Copies of archeological and/or cultural resource documentation.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests Cultural Resource Monitor(s) to be present during any ground disturbing proceedings.

[SPECIAL NOTE (for projects other than cell towers): If this project is associated with a city or county specific plan or general plan action it is subject to the provisions of SB18-Traditional Tribal Cultural Places (law became effective January 1, 2005) and will require the city or county to participate in **formal, government-to-government** consultation with the Tribe. If the city or county are your client, you may wish to make them aware of this requirement. By law, they are required to contact the Tribe.]



September 19, 2006

Michael Bufalino
County of Riverside
Transportation and Land Management Agency
4080 Lemon St., 9th Floor
PO Box 1409
Riverside, CA 92502-1409

RE: Native American Consultation Request for Specific Plan Amendment No. 00106AG,
Change of Zone No. 07214, Tentative Tract Map No. 32323

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Assistant Director

35008 Pala Temecula Road
PMB 445
Pala, CA 92059

760-742-1590 [phone]
760-742-4543 [fax]

Pechanga Cultural Resource Center

Temecula Band of Luiseno Mission Indians

Pechanga Reservation

Post Office Box 2183

Temecula, California 92593

Telephone: (951) 308-9295

Facsimile: (951) 506-9491

Facsimile Information Page

Please Deliver To: Planning Attn: Michael Bufalino

Fax#: (951) 955 3157

From: PCRC

Total Number of Pages Sent Including this Page: 5

NOTICE:

If You Do Not Receive Legible Copies of All the Pages, Please Call
(951) 308-9295 ASAP and Ask For the Sender.

SENT BY:

Stephanie Gordon

DATE SENT:

11/20/06

RE:

Comments on SFA No. 0010646, TR 32323

This transmission is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or photocopying of this communication is strictly prohibited. If you have received this communication in error, please notify us IMMEDIATELY by telephone, and return the original message to us at the above address via the U.S. Postal Service. Thank you.

COMMENTS:

Hard copy will follow in
mail. Contact me if you have
any questions

ORIGINAL:

WILL _____

WILL NOT _____ SEND

CONFIRM RECEIPT:

YES _____

NO _____



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
 Telephone (951) 308-9295 • Fax (951) 506-9491

November 20, 2006

SENT VIA FACSIMILE AND E-MAIL

Michael Bufalino, Project Planner
 County of Riverside
 Planning Department
 4080 Lemon Street, 9th Floor
 Riverside, CA 92502-1409

Re: Comments on Specific Plan Amendment No. 00106AG, Change of Zone No. 07214 and Tentative Tract Map No. 32323

Dear Mr. Bufalino:

This comment letter is submitted by the Pechanga Band of Luiseño Indians (hereinafter, "Pechanga Tribe"), a federally recognized Indian tribe and sovereign government. The Pechanga Tribe is formally requesting, pursuant to a State law entitled the Traditional Tribal Cultural Places law (also known as SB18) (Cal. Govt. C. §65352.3), The Tribe is requesting consultation with the City as required pursuant to SB18.

We request that this letter and all of the Tribe's comments be part of the official record for the approval of this Project. So that the Tribe may engage in meaningful consultation, we also request that the County of Riverside provide us with copies of all archeological studies, reports, site records, proposed testing plans, and proposed mitigation measures, and conditions as soon as they become available. We are also requesting that the Tribe be on the mailing list for this Project so that we receive all notices, public documents, and hearing notices pertaining to this Project.

Lead Agency Consultation with the Pechanga Tribe Required Pursuant to
Cal. Govt. C. §§ 65351, 65352, 65352.3 and 65352.4
(Senate Bill 18- Traditional Tribal Cultural Places Law)

As this project requires a Specific Plan Amendment and a Tentative Tract Map, the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB18) (Cal. Govt. C. § 65352.3). Such consultation shall be for the purposes of identifying any Native American sacred places and any geographical areas which could potentially yield sacred places, identifying proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). All official consultation shall be government-to-government, meaning they shall be directly between the Tribe and the Lead Agency; and seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section

Chairperson:
 Germaine Arenas

Vice Chairperson:
 Mary Bear Magee

Committee Members:
 Raymond Basquez, Sr.
 Evie Gerber
 Darlene Miranda
 Bridgett Barcello Maxwell

Director:
 Gary DuBois

Coordinator:
 Paul Macarro

Cultural Analyst:
 Stephanie Gordin

Monitor Supervisor:
 Aurelia Marrufo

Pechanga Letter dated November 20, 2006 to County of Riverside

Re: **Comments on Specific Plan Amendment No. 00106AG, Change of Zone No. 07214 and Tentative Tract Map No. 32323**

Page 2

1(4)(b)(3)). Lastly, any such information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associations features and objects. Such information shall not be subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

As such, the Pechanga Tribe officially requests consultation with the County of Riverside and the Project Applicant. Further, the Tribe requests that this consultation be an in person government-to-government consultation as well as considering this letter part of the official record for SB 18 purposes and CEQA purposes.

PROJECT IMPACTS TO CULTURAL RESOURCES

The Pechanga Tribe is not opposed to this development project. The Pechanga Tribe's primary concerns stem from the project's likely impacts on Native American cultural resources. The Pechanga Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites and archaeological items which would be displaced by ground-disturbing work on the project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work. The Tribe would also like to point out that a preferred method of treatment for archeological sites according to the CEQA is avoidance (California Public Resources Code §21083.1), and that this is in agreement with the Tribe's practices and policies concerning cultural resources.

The Pechanga Tribe asserts that the Project area is part of the Pechanga Tribe's aboriginal territory, as evidenced by the existence of Luiseño place names, rock art pictographs, petroglyphs and extensive artifact records found in the vicinity of the Project. Given this threshold for the scope of Pechanga traditional territory, the Pechanga Tribe is concerned about the potential impacts to Luiseño/Pechanga resources which may occur throughout the Project area. Along with place names and stories relating to this area, Pechanga also asserts that projects in close vicinity have unearthed Luiseño artifacts during the ground breaking activities. Given all the information, there is a very strong likelihood of locating sub-surface resources during ground disturbing activities. Furthermore, the Pechanga Tribe's cultural knowledge of the continuous occupation of the Luiseño people in this geographical area for thousands of years, through their stories and songs, is additional evidence that subsurface sites may exist in this Project area.

Given that Luiseno cultural resources will likely be affected by the Project, the Pechanga Tribe must be allowed to be involved and participate with the Lead Agency and the Project Applicant in developing all monitoring and mitigation plans for the duration of the Project. Further, given the potential for archaeological resources within the Project area, it is the position of the Pechanga Tribe that Pechanga tribal monitors should be required to be present prior to and during all ground-disturbing activities conducted in connection with the project, including any archeological testing performed. It is further the position of the Pechanga Tribe that an Agreement regarding appropriate treatment of cultural resources be drafted and entered into.

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

Pechanga Letter dated November 20, 2006 to County of Riverside

Re: Comments on Specific Plan Amendment No. 00106AG, Change of Zone No. 07214 and Tentative Tract Map No. 32323

Page 3

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this project. Accordingly, the Pechanga Tribe further requests that the Lead Agency work with the Tribe to draft an agreement which would address any inadvertent discoveries of cultural resources, including human remains.

PROPOSED MITIGATION MEASURES

Below are the Tribe's preliminary comments on the proposed mitigation measures for this Project. As the Tribe has not had the opportunity to review the archeological reports for this Project, we reserve the right to submit additional mitigation measures for consideration by the Lead Agency.

1. Prior to the issuance of grading permits, the Project Applicant/Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luiseño Indians. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction as well as provisions for tribal monitors.
2. Tribal monitors from the Pechanga Band of Luiseño Indians shall be allowed to monitor all grading, excavation and ground-breaking activities, including further surveys, to be compensated by the Project Applicant/Developer. The Pechanga Tribal monitors will have the authority to temporarily stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in conjunction with the archeologist and the Lead Agency.
3. If human remains are encountered, all activity shall stop and the County Coroner must be notified immediately. All activity must cease until the County coroner has determined the origin and disposition of said remains. The Coroner shall determine if the remains are prehistoric, and shall notify the State Native American Heritage Commission if applicable. Further actions shall be determined by the desires of the Most Likely Descendent.
4. The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods and all archeological artifacts that are found on the Project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.
5. All sacred sites within the Project area are to be avoided and preserved.

The Pechanga Tribe looks forward to working together with the County of Riverside Planning Department and other interested agencies in protecting the invaluable Luiseño cultural

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

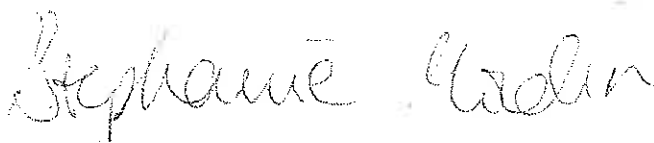
Pechanga Letter dated November 20, 2006 to County of Riverside

Re: Comments on Specific Plan Amendment No. 00106AG, Change of Zone No. 07214 and
Tentative Tract Map No. 32323

Page 4

resources found in the Project area. If you have any questions, please do not hesitate to contact me at (951) 308-9295. Thank you for the opportunity to submit these comments.

Sincerely,



Stephanie Gordin
Cultural Analyst

Cc: Pechanga Legal Department



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:
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Aurelia Marruffo

November 20, 2006

SENT VIA FACSIMILE AND E-MAIL

Michael Bufalino, Project Planner
County of Riverside
Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409

Re: Comments on Specific Plan Amendment No. 00106AG, Change of Zone No. 07214 and Tentative Tract Map No. 32323

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The Pechanga Tribe asserts that the Project area is part of the Pechanga Tribe's aboriginal territory, as evidenced by the existence of Luiseño place names, rock art pictographs, petroglyphs and extensive artifact records found in the vicinity of the Project. Given this threshold for the scope of Pechanga traditional territory, the Pechanga Tribe is concerned about the potential impacts to Luiseño/Pechanga resources which may occur throughout the Project area. Along with place names and stories relating to this area, Pechanga also asserts that projects in close vicinity have unearthed Luiseño artifacts during the ground breaking activities. Given all the information, there is a very strong likelihood of locating sub-surface resources during ground disturbing activities. Furthermore, the Pechanga Tribe's cultural knowledge of the continuous occupation of the Luiseño people in this geographical area for thousands of years, through their stories and songs, is additional evidence that subsurface sites may exist in this Project area.

Given that Luiseno cultural resources will likely be affected by the Project, the Pechanga Tribe must be allowed to be involved and participate with the Lead Agency and the Project Applicant in developing all monitoring and mitigation plans for the duration of the Project. Further, given the potential for archaeological resources within the Project area, it is the position of the Pechanga Tribe that Pechanga tribal monitors should be required to be present prior to and during all ground-disturbing activities conducted in connection with the project, including any archeological testing performed. It is further the position of the Pechanga Tribe that an Agreement regarding appropriate treatment of cultural resources be drafted and entered into.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this project. Accordingly, the Pechanga Tribe further requests that the Lead Agency work with the Tribe to draft an agreement which would address any inadvertent discoveries of cultural resources, including human remains.

PROPOSED MITIGATION MEASURES

Below are the Tribe's preliminary comments on the proposed mitigation measures for this Project. As the Tribe has not had the opportunity to review the archeological reports for this Project, we reserve the right to submit additional mitigation measures for consideration by the Lead Agency.

1. Prior to the issuance of grading permits, the Project Applicant/Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luisefño Indians. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction as well as provisions for tribal monitors.
2. Tribal monitors from the Pechanga Band of Luisefño Indians shall be allowed to monitor all grading, excavation and ground-breaking activities, including further surveys, to be compensated by the Project Applicant/Developer. The Pechanga Tribal monitors will have the authority to temporarily stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in conjunction with the archeologist and the Lead Agency.
3. If human remains are encountered, all activity shall stop and the County Coroner must be notified immediately. All activity must cease until the County coroner has determined the origin and disposition of said remains. The Coroner shall determine if the remains are prehistoric, and shall notify the State Native American Heritage Commission if applicable. Further actions shall be determined by the desires of the Most Likely Descendent.
4. The landowner agrees to relinquish ownership of all cultural resources, including all Luisefño sacred items, burial goods and all archeological artifacts that are found on the Project area to the Pechanga Band of Luisefño Indians for proper treatment and disposition.
5. All sacred sites within the Project area are to be avoided and preserved.

The Pechanga Tribe looks forward to working together with the County of Riverside Planning Department and other interested agencies in protecting the invaluable Luisefño cultural

Pechanga Letter dated November 20, 2006 to County of Riverside

**Re: Comments on Specific Plan Amendment No. 00106AG, Change of Zone No. 07214 and
Tentative Tract Map No. 32323**

Page 4

resources found in the Project area. If you have any questions, please do not hesitate to contact me at (951) 308-9295. Thank you for the opportunity to submit these comments.

Sincerely,

A handwritten signature in cursive script that reads "Stephanie Gordin".

Stephanie Gordin
Cultural Analyst

Cc: Pechanga Legal Department

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director
Planning Department
Robert C. Johnson · Planning Director

August 7, 2006

Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

RE: Tribal Consultation List Request (FAX 916-657-5390)

Dear Sirs:

Pursuant to S.B. 18, Riverside County requests a Tribal Consultation List for the project listed below:

Project Title: Specific Plan Amendment No. 00106AG, Change Of Zone No. 07214, Tentative Tract Map No. 32323

Riverside County Planning Department

P.O. Box 1409

Riverside, CA 92502-1409

Planner Name: Michael Bufalino

Direct Phone Number: 951-955-2211

Fax Number: 951-955-3157

Specific Area Subject to Proposed Action:

County: Riverside County City/Community: _____

Section: _____ Township: _____ Range: _____

Local; Action Type:

- | | | |
|---|---|---|
| <input type="checkbox"/> General Plan | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Tract Map |
| <input type="checkbox"/> General Plan Amendment | <input checked="" type="checkbox"/> Specific Plan Amendment | <input type="checkbox"/> Parcel Map |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Specific Plan – Planning Area Change | <input type="checkbox"/> Use Permit |

Project Description:

The Specific Plan Amendment proposes to change 13.2 acres of from Very Low Density Residential to Medium Density Residential, 16.7 acres of from Medium Density Residential to Rural Residential. And Tentative Tract Map No. 32323 proposes a subdivision of 20.03 gross acres into 38 residential lots.

NAHC Use Only

Date Received: _____

Date Completed: _____

Native American Tribal Consultation lists are only applicable for consulting with California Native American tribes per Government Code Section 65362.3.

Y:\Planning Master Forms\Misc Staff Forms and Documents\Native American Heritage Commission Transmittal Letter.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Indio Office · 82-675 Hwy 111, 2nd Floor
Room 209, Indio, California 92201
(760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
· Fax (951) 600-6145

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

☐ SPECIFIC PLAN

☒ SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP00106AG

DATE SUBMITTED: 09/29/05

APPLICATION INFORMATION

Applicant's Name: Sheldon Group/Karen Sully

E-Mail: Karen@sheldongrp.com

Mailing Address: 901 Dove Street, Suite 140

<u>Newport Beach</u>	<u>Street</u> <u>CA</u>	<u>92660</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (949) 777-9400 Fax No: (949) 777-9410

Engineer/Representative's Name: Rick Eng. Co. / Mick Ratican E-Mail: mratican@rickengineering.com

Mailing Address: 1223 University Ave, Suite 240

<u>Riverside</u>	<u>Street</u> <u>CA</u>	<u>92507</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Benton Road, LLC E-Mail:

Mailing Address: 1105 Quail Street *cc Charles Rollins, Director of Forward Planning*

<u>Newport Beach</u>	<u>Street</u> <u>CA</u>	<u>92660</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (949) 955-3832 Fax No: (949) 250-8574

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

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

APPLICATION FOR SPECIFIC PLAN LAND USE

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Sheldon Group Co Karen Sully
PRINTED NAME OF APPLICANT

K. D. Sully
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 958-060-009

963 - 010 - 006, 009 & 010

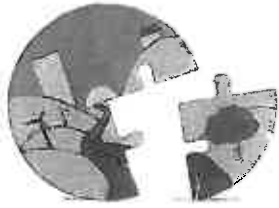
Section: 5 Township: 7S Range: 2W

Approximate Gross Acreage: _____

General location (street address, cross streets, etc.): North of Auld Road, South of Benton Road, East of Leon Road, West of Pourroy Road

Thomas Brothers map, edition year, page number, and coordinates: 2005, Riverside County, Page 929, D-1

Land Uses: Please provide a listing of the **proposed** land uses to include the following:



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA
PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR
ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CHECK ONE AS APPROPRIATE:

- ☐ GENERAL (WITHOUT SPECIFIC PLAN) ☐ CIRCULATION SECTION
☒ GENERAL (WITH SPECIFIC PLAN) GPA 01219

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant Name: Richland Communities, Inc.

Contact Person: Mike Byer

E-Mail: mbyer@richlandinvestments.com

Mailing Address: 3161 Michelson Drive, Suite 425

Irvine CA 92612
City State ZIP

Daytime Phone No: (949) 261-7010

Fax No: (949) 261-7016

Engineer/Representative Name: KWC Engineers

Contact Person: Mike Taing

E-Mail: mike.taing@kwcengineers.com

Mailing Address: 1880 Compton Avenue, Suite 100

Corona CA 92881
City State ZIP

Daytime Phone No: (951) 734-2130 x235

Fax No: (951) 734-9139

Property Owner Name: Canadian Pacific Land, LLC and Strack Farms Land, LLC

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 963-010-006

Approximate Gross Acreage: 20.0

General location (nearby or cross streets): North of Auld Road, South of Benton Road, East of Beech Street, West of Pourroy Road

Existing Zoning Classification(s): R-A-1, R-A-5

Existing Land Use Designation(s): RR, VLDR

Check the box(es) as applicable:

- ☐ Technical Amendment
- ☐ Entitlement/Policy Amendment
- ☐ Foundation Component Amendment-Regular
- ☐ Foundation Component Amendment-Extraordinary
- ☐ Agricultural Foundation Component Amendment

Proposal (describe the details of the proposed General Plan Amendment):

Required GPA for TTM 32323 project

Related cases filed in conjunction with this request:

TTM 32323, SPA 106AG and CZ 07214

Is there previous development application(s) filed on the same site: Yes ☒ No ☐

If yes, provide Application No(s). see above

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☒ No ☐

If yes, indicate the type of report(s) and provide signed copy(ies): _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	SCE	✓	
Gas Company	So Cal Gas	✓	
Telephone Company			
Water Company/District	EMWD	✓	
Sewer District	EMWD	✓	

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

☐ Santa Ana River/San Jacinto Valley

☒ Santa Margarita River

☐ Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)

Date

4/25/17

Owner/Representative (2)

Date

4/25/17

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Southwest

EXISTING DESIGNATION(S): RR, VLDR

PROPOSED DESIGNATION(S): _____

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

24

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: Southwest

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

C. PROPOSED POLICY (Attach more pages if needed): _____

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): _____

IV. OTHER TYPES OF AMENDMENTS:

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: _____
(Please name)

Proposed Boundary Adjustment (Please describe clearly): _____

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): _____

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ **Standard Change of Zone**

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

- ☐ **Type 1:** Used to legally define a Planning Area within a Specific Plan.
☐ **Type 2:** Used to change a SP zoning ordinance text within a Specific Plan.
☐ **Type 3:** Used when a Change of Zone application was conditioned for in a prior application

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____

DATE SUBMITTED: 09/29/05

APPLICATION INFORMATION

Applicant's Name: Sheldon Group/Karen Sully

E-Mail: Karen@sheldongrp.com

Mailing Address: 901 Dove Street, Suite 140

<u>Newport Beach,</u>	<u>Street</u> CA	<u>92660</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (949) 777-9400 Fax No: (949) 777-9410

Engineer/Representative's Name: Rick Eng.Co./Mick Ratican E-Mail: mratican@rickengineering.com

Mailing Address: 1223 University Ave, Suite 240

<u>Riverside</u>	<u>Street</u> CA	<u>92507</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Benton Road, LLC E-Mail: _____

Mailing Address: 1105 Quail Street
cc Charles Rollins, Director of Forward Planning

<u>Newport Beach,</u>	<u>Street</u> CA	<u>92660</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (949) 955-3832 Fax No: (949) 250-8574

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

APPLICATION FOR CHANGE OF ZONE

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Sheldon Group Co Karen Sully
PRINTED NAME OF APPLICANT

H. P. Sully
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): ~~958-060-009~~ 903-010-006

Section: 5 Township: 7S Range: 2W

Approximate Gross Acreage: 20.00

General location (street address, cross streets, etc.): North of Auld Road, South of Benton Road, East of Leon Road, West of Pourroy Road

Thomas Brothers map, edition year, page number, and coordinates: 2005 Riverside County Page 929, D-1

APPLICATION FOR CHANGE OF ZONE

RIVERSIDE COUNTY PLANNING DEPARTMENT CASE SUBMITTAL PACKAGE

To insure that all applications are processed smoothly, and to minimize time between submittal of the application and completion, the applicant must provide the following information, plans, and fees, together with the completed application.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL REQUIRED INFORMATION IS PRESENT.

	Zone Change Type			
	Standard	1	2	3
✓ 1. Completed and signed application	X	X	X	X
2. Change of Zone Deposit-based fee	X	X	X	X
✓ 3. Twenty (20) copies of complete and accurate site plan exhibit (See Primary Exhibit Checklist below). Exhibits must be folded no larger than 8.5" x 14" in size.	X	X		X
✓ 4. One (1) copy of Assessor's Map, with the subject property identified	X	X		X
✓ 5. One (1) copy of property's legal description as recorded in the Office of the County Recorder	X	X		X
6. Submittal of the current fees for County of Riverside County Counsel review of Specific Plan Zoning Ordinance text (separate check, not to be deposited into Change of Zone deposit set)			X	
7. Ten (10) paper copies and an electronic copy (Microsoft Word format) of the entire existing Specific Plan zoning ordinance text, with the proposed zoning ordinance text changes shown in red-lined/strikeout for comparison.			X	
✓ 8. Three (3) sets of labels for notification of surrounding property owners (see P.D. Form 295-1051 for details and specifics)	X	X	X	X

CHANGE OF ZONE PRIMARY EXHIBIT

The following minimum information is required on the primary exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE REVISION BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the land use proposal, including information not specifically required by this checklist. Exhibits must be folded to a size no larger than 8½" x 14".

1. Name, address, and telephone number of applicant.
2. Name, address, and telephone number of landowner.
3. Name, address, and telephone number of exhibit preparer.
4. Assessor's Parcel Numbers and, if available, address of the property.
5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____

DATE SUBMITTED: 09/29/05

APPLICATION INFORMATION

Applicant's Name: Sheldon Group/Karen Sully

E-Mail: Karen@sheldongrp.com

Mailing Address: 901 Dove Street

<u>Newport Beach</u>	<u>CA</u>	<u>92660</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (____) _____ Fax No: (____) _____

Engineer/Representative's Name: Rick Eng. Co. / Mick Ratican E-Mail: mratican@rickengineerir

Mailing Address: 1223 University Ave, Su8ite 240

<u>Riverside,</u>	<u>CA</u>	<u>92507</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Benton Road, LLC

E-Mail: cto Charles Rollins, Director of Forward Planning

Mailing Address: c/o Cameo Homes 1105 Quail Street,

<u>Newport Beach,</u>	<u>CA</u>	<u>92660</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (949) 955-3832 Fax No: (949) 250-8574

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Sheldon Group Co Karen Selby
PRINTED NAME OF APPLICANT

K. R. Selby
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): ~~958-060-009~~ 963-010-006

Section: 5 Township: 7S Range: 2W

Approximate Gross Acreage: 20

General location (street address, cross streets, etc.): North of Auld Road, South of Benton Road, East of Leon Road, West of Pourroy Road

Thomas Brothers map, edition year, page number, and coordinates: 2004 Riverside County Page 929, D-1

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Subdivide 20 acres into 38 single family residential lots. Schedule A

Related cases filed in conjunction with this request:

Change of Zone and Specific Plan Amendment

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

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

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

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☐

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes ☒ No ☐

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

Is sewer service available at the site? Yes ☐ No ☐

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 30,000

Estimated amount of fill = cubic yards 130,000

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

Import yes _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?
unknown at this time

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

How many anticipated truckloads? 2,500 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 317,705 sq. ft.

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

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

Dedicate land ☐ Pay Quimby fees ☒ Combination of both ☐

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

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

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

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

☐ Santa Ana River

☒ Santa Margarita River

☐ San Jacinto River

☐ Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 7-11-05

Owner/Representative (2) _____ Date _____

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

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

SPECIFIC PLAN NO. 106 AMENDMENT NO. 16, GENERAL PLAN AMENDMENT NO. 1219, CHANGE OF ZONE NO. 7214, AND TENTATIVE TRACT MAP NO. 32323 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Richland Communities, Inc. – Engineer: KWC Engineers – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Community Development: Very Low Density Residential (CD-VLDR) – Rural: Rural Residential (R:RR) as reflected in the Specific Plan – Location: Southerly of Benton Road, easterly of Beech Street, westerly of Pourrouy Road, and northerly of Auld Road - Zoning: Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, 5-acre minimum (R-A-5) – **REQUEST:** The Specific Plan Amendment proposes to change the land use designation on approximately 20 acres from a mix of Community Development: Very Low Density Residential (CD-VLDR) – Rural: Rural Residential (R:RR) to Community Development: Low Density (CD-LDR) with related changes throughout the Specific Plan document to reflect this change in land use designation. The General Plan Amendment proposes to change the land use designation from Community Development: Very Low Density Residential (CD-VLDR) – Rural: Rural Residential (R:RR) to Community Development: Low Density (CD-LDR) as reflected in the Specific Plan Land Use Plan. The Change of Zone proposes to change the zoning classification of the project site from Residential Agricultural, 1-acre minimum (R-A-1) – Residential Agricultural, 5-acre minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule “A” Subdivision of 20.3 acres into 34 single family residential lots, one (1) private park and one (1) detention/ water quality basin lot.

TIME OF HEARING:	9:00 am or as soon as possible thereafter.
DATE OF HEARING:	JUNE 7, 2017
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501
ADDITIONAL TELECONFERENCE LOCATION FOR HEARING:	7908 NE LOOWIT LOOP # 53, VANCOUVER, WASHINGTON, 98662

For further information regarding this project please contact Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409