



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



01/05/18, 3:17 pm

TR37119

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR37119. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TR37119) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards
3. Specific Plan 288 Design Guidelines

If the design guidelines differ, the Specific Plan Design Guidelines shall take precedence.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

TENTATIVE MAP = Tentative Tract Map No. 37119, Exhibit A, sheets 1-7, dated 8/31/17.

APPROVED EXHIBIT L = Tentative Tract Map No. 37119, Exhibit L (conceptual landscape plan), sheets 1-14, dated 8/31/17.

APPROVED EXHIBIT M = Tentative Tract Map No. 37119, Exhibit M (conceptual maintenance plan), dated 8/31/17.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)

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Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance
(cont.)

- Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Project Description & Operational Limits

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Advisory Notification

Advisory Notification. 5 AND - Project Description & Operational Limits (cont.)

The land division hereby permitted is a Schedule "A" subdivision of 161.67 acres into three hundred and seventy-three (373) single-family residential lots, three (3) open space lots, two (2) park, two (2) water quality basin lots, one (1) recreation center, and two (2) lots for future high density residential development. The subdivision is proposed to be divided into five (5) phases.

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

BS-Grade. 3 0010-BS-Grade-MAP - DRNAGE & TERRACING

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

BS-Grade. 4 0010-BS-Grade-MAP - DUST CONTROL

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

BS-Grade. 5 0010-BS-Grade-MAP - EROS CNTRL PROTECT

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

BS-Grade. 6 0010-BS-Grade-MAP - FINISH GRADE

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

BS-Grade. 7 0010-BS-Grade-MAP - GENERAL INTRODUCTION

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

BS-Grade. 8 0010-BS-Grade-MAP - MANUFACTURED SLOPES

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical

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BS-Grade

BS-Grade. 8 0010-BS-Grade-MAP - MANUFACTURED SLOPES
(cont.)

height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

BS-Grade. 9 0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum. Minimum slope from foundation is 5% (percent) for a minimum of 10 feet. Swales located within 10 feet of the building foundation shall be sloped a minimum of 2% (percent).

BS-Grade. 10 0010-BS-Grade-MAP - NPDES INSPECTIONS

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building

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BS-Grade

BS-Grade. 10 **0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)**
and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS-Grade. 11 **0010-BS-Grade-MAP - OBEY ALL GDG REGS**

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

BS-Grade. 12 **0010-BS-Grade-MAP - RETAINING WALLS**

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

BS-Grade. 13 **0010-BS-Grade-MAP - SLOPE SETBACKS**

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

BS-Grade. 14 **0010-BS-Grade-SP-ALL CLEARNC'S REQ'D B-4 PMT**

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

BS-Grade. 15 **0010-BS-Grade-SP-GEO/SOIL TO BE OBEYED**

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

BS-Grade. 16 **0010-BS-Grade-SP-NO GRADING & SUBDIVIDING**

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

BS-Grade. 17 **0010-BS-Grade-SP-ORD. NOT SUPERSEDED**

ADVISORY NOTIFICATION DOCUMENT**BS-Grade**

BS-Grade. 17 0010-BS-Grade-SP-ORD. NOT SUPERSEDED (cont.)
Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

E Health

E Health. 1 0010-E Health-EMWD WATER AND SEWER SERVICE

All projects subject to Specific Plan 288 A2 shall be required to connect to Eastern Municipal Water District (EMWD) water and sewer service. It is the responsibility of the project applicant to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

E Health. 2 0010-E Health-USE - ECP COMMENTS

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment reports submitted for this project. Based on the information provided in the reports and a site visit conducted by ECP staff and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 3 0010-E Health-USE - NOISE STUDY

Noise Consultant:
Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

Noise Study: "Preliminary Acoustical Impact Analysis, Crossroads in Winchester (SPA288A2), Riverside County, CA," December 2011.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR37119 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated May 17, 2017 c/o Steven Uhlman.

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

E Health. 4 0010-E Health-USE - WATER AND SEWER SERVICE

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(cont.)**

TR37119 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

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

E Health. 5 **0020-E Health-ENVIRONMENTAL CLEANUPS
PROGRAM**

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

Prior to the approval of any Planning Case project subject to SP 288 A2, the applicant shall submit to the Department of Environmental Health (DEH), Environmental Cleanups Program (ECP) for review and consideration an original copy of an Environmental Assessment Phase 1 Study (EA Phase 1). Applicable review fees shall be required.

Prior to the Issuance of any Grading Permit, an Environmental Assessment Phase 2 Study (EA Phase 2) shall be submitted to ECP for review if the information provided in the EA Phase 1 study indicates the requirements. Applicable review fees shall be required.

For further information, please contact ECP at (951) 955-8982.

E Health. 6 **0020-E Health-SP - INDUSTRIAL HYGIENE (Part 1)**

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

A General Condition shall be placed on the project indicating the following:

1) Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels.

A) 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).

B) 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2) A six (6) foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along Domenigoni Parkway.

3) Whenever a construction site is within one-quarter mile (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the

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E Health. 6 0020-E Health-SP - INDUSTRIAL HYGIENE (Part 1)
(cont.)

hours of 6:00 p.m. and 7:30 a.m. during the weekdays. No person, while engaged in construction, remodeling, digging, grading, demolition, or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace officer, on any weekend day or any federal holiday. Exceptions to these standards shall be allowed only with the written consent of the building official.

4) To inform potential sensitive receivers within 1/4 mile of any areas that will require blasting, as to the timing and duration of any potential blasting activities associated with the project site. Notification shall take place a minimum of five working days prior to anticipated blasting activities.

5) All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers and in proper tune per manufacturer's specifications.

6) During construction, best efforts should be made to locate stockpiling and/or stationary noise-generating construction equipment from the property line of existing sensitive receptors, when and where feasible.

7) To reduce noise impacts associated with temporary diesel or gasoline powered generators, and where a portable diesel or gas powered generator is necessary, it shall have maximum noise muffling capacity and be located as far as technically feasible placed a minimum of 500 feet from noise sensitive uses.

8) To minimize or eliminate motor driven noise from construction equipment, contractors shall utilize construction equipment that is either propane or electric powered, when technically feasible.

9) To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.

E Health. 7 0020-E Health-SP - INDUSTRIAL HYGIENE (Part 2)

Prior to the Issuance of any Building Permit, the following shall be provided to the Department of Environmental Health, Industrial Hygiene Program for review and approval:

1) A copy of the Precise Grading Plans and Building Architectural Plans.

2) A final acoustical impact analysis study performed for each planning area within Crossroads in Winchester (SP 288 A2). The final acoustical impact analysis will be utilized to confirm this preliminary acoustical impact analysis' findings and to determine building and/or unit specific interior noise levels and potential mitigation measures necessary for the Project to insure interior noise levels will be consistent with County standards.

3) To reduce impacts from loading docks, an analysis shall be done to determine the proposed noise impact to adjacent properties and the loading docks shall be sited or designed such that the applicable noise standards of the adjacent properties are not exceeded.

4) The Industrial Hygiene Program must receive, review and approve the final acoustical report (as listed above) addressing the noise that might be produced from traffic and retail locations, etc. Building design must be shown to reduce interior noise to at or below 45 Ldn for those residential units along Winchester Road (SH-79),

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E Health. 7 0020-E Health-SP - INDUSTRIAL HYGIENE (Part 2)
 (cont.)

Domenigoni Parkway, and Rice Road.

5) The applicant shall pay review fees to the Department of Environmental Health for all time spent in review of this project. Fees shall be assessed at time of project submittal for review.

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

E Health. 8 0030-E Health-RETENTION BASINS - NO VECTORS

A General Condition shall be placed on any implementing project within the SPECIFIC PLAN, indicating that any proposed retention basin shall be constructed and maintain in a manner that prevents vector breeding and/or vector nuisances.

Fire

Fire. 1 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

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

Fire. 2 0010-Fire-MAP* -#16-HYDRANT/SPACING

Schedule A fire protection; approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI.

Flood

Flood. 1 0010-Flood-MAP 10 YR CURB - 100 YR ROW

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

Flood. 2 0010-Flood-MAP 100 YR SUMP OUTLET

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

Flood. 3 0010-Flood-MAP FLOOD HAZARD REPORT (Part 1)

Tract Map (TR) 37119 is a proposal for a Schedule "A" residential subdivision of a 166-acre site in the Winchester area. The site is located on the southeast corner of Domenigoni Parkway and Rice Road. Winchester Road bounds the site to the east and the extension of Newport Road (old) bounds the site to the south.

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Flood

Flood. 3 0010-Flood-MAP FLOOD HAZARD REPORT (Part 1)
(cont.)

This site cradles the ridge-line between two watersheds - Salt Creek to the north and Warm Springs Creek to the south. While being on the ridge-line means little to no major offsite runoff is tributary to the site, it does have the challenge of conveying mitigated onsite flows to an adequate outlet for each watershed.

The portion that drains into Salt Creek to the north is within the Winchester Hills Community Facilities District (CFD), which has been proposed to fund major drainage infrastructure in this area. The District has reviewed and has given preliminary endorsement to the master drainage plan (MDP) for the Winchester Hills CFD. However, this MDP has not been adopted by the Board of Supervisors. According to the MDP, a 15 acre drainage area in the westerly portion of this site is tributary to the proposed Line 3 Tract 31633 system that provides drainage conveyance from this area to an adequate outlet in Salt Creek, within Adams Street. However, this project will not drain to Line 3 but instead drain to an existing culvert within Domenigoni Parkway. This 15 acre diversion was previously approved as a part of Specific Plan (SP) 288 Amendment Number 2, which proposes to convey all the onsite stormwater runoff from the northerly portion of this site to two (2) 48-inch reinforced concrete pipe (RCP) culvert under Domenigoni Parkway. The development downstream (between Domenigoni Parkway and the District's Salt Creek Channel Stage 5) proposes a 72-inch storm drain that will convey all tributary offsite runoff from the double 48-inch RCP culvert to Salt Creek Channel, Stage 5 (project number 4-0-00110/drawing number 4-0698). This proposed diversion is memorialized in a letter dated April 11, 2017 from Regent Properties. The tributary onsite flows will be routed through a water quality mitigation basin before discharging into the two 48-inch pipes under Domenigoni Parkway. If the project drains directly into Salt Creek Channel, increased runoff mitigation within the basin will not be required.

The easterly portion of the site receives runoff from a tributary offsite drainage area approximately 190 acres from the east through existing three (3) 30-inch CMP culvert under Winchester Road north of the intersection with Patton Avenue. These flows join the runoff from the northerly portion of the site and are tributary to the existing double 48-inch culvert under Domenigoni Parkway. The exhibit for TR 37119 indicates this area is not to be developed with this map and has specific plan zoning of high density residential (HDR in PA 11). The remainder parcel (PA 9) has a commercial proposal for this site. Collection and conveyance of these tributary offsite flows will be addressed during the entitlement phase for tentative development proposals on the parcels for PA 11 and PA 9.

Flood. 4 0010-Flood-MAP FLOOD HAZARD REPORT (Part 2)

The onsite runoff from southerly portion of the site and tributary offsite runoff are collected in an existing detention basin located at the southeasterly corner of the site, which is at the northwest corner of Newport Road (old) and Highway 79. This basin was constructed by the Transportation Department to reduce the existing runoff to avoid

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Flood

Flood. 4 0010-Flood-MAP FLOOD HAZARD REPORT (Part 2)
(cont.)

adversely impacting the property owners located downstream of the culvert under Highway 79 by mitigating all runoff tributary to the culvert under Highway 79 according to a settlement agreement. The main function of the basin shall remain in the post developed condition. The applicant proposes to also use the basin as a park site and for mitigation of water quality impacts with Valley Wide Parks and Recreation District and County CFD to provide ownership and maintenance of the facility. The basin shall be designed in such a way that mimics the flow rates from the settlement agreement and follows the District's Increased Runoff criteria.

The water quality mitigation plan for this project proposes to collect all onsite and offsite stormwater runoff and convey to two basins, one for each watershed. Each basin is proposed as a bio-retention BMP to mitigate hydromodification and water quality impacts that would be generated by this development. A preliminary Water Quality Management Plan (WQMP) dated October, 2017 has been reviewed to support the size of these basins, as shown on the exhibit. A final WQMP will be required to be submitted for review and approval in the improvement plan check phase of development. It is the responsibility for the applicant/developer to obtain all permits necessary to construct an adequate outlet to discharge mitigated onsite runoff and to follow the southerly basin's outlet controls per Transportation Dept.'s settlement agreement.

It should be noted that the site is located within the limits of both the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) and the Murrieta Creek/Warm Springs Valley ADP for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for the Salt Creek Channel - Winchester/North Hemet ADP is \$131 per acre and the Murrieta Creek/Warm Springs Valley ADP is \$677, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Flood. 5 0010-Flood-MAP INCREASED RUNOFF

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

Flood. 6 0010-Flood-MAP INCREASED RUNOFF CRITERIA

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Flood

Flood. 6 0010-Flood-MAP INCREASED RUNOFF CRITERIA
(cont.)

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

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

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

Low Loss rates will be determined using the following:

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

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

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

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

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Flood. 6 0010-Flood-MAP INCREASED RUNOFF CRITERIA
(cont.)

General Manager-Chief Engineer.

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

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

Flood. 7 0010-Flood-MAP INTERCEPTOR DRAIN CRITERIA

The criteria for maintenance access of terrace/interceptor is as follows:

Flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel.

Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

Flood. 8 0010-Flood-MAP MAJOR FACILITIES

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

Flood. 9 0010-Flood-MAP PERP DRAINAGE PATTERNS

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

Flood. 10 0010-Flood-MAP SUBMIT FINAL WQMP>PRELIM

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

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Flood

Flood. 10

0010-Flood-MAP SUBMIT FINAL WQMP>PRELIM (cont.)

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

Flood. 11

0010-Flood-SP FLOOD HAZARD REPORT 8/30/12 (Part
1)

Specific Plan 288 (Crossroads in Winchester) is proposal to develop approximately 200-acres for various uses. The specific plan is located south of the Winchester area roughly bounded by Salt Creek Channel to the north, Winchester Road (Highway 79) to the east and Old Newport Road to the south. No specific development proposals within the specific plan were submitted.

The topography of the site consists of a wide flat valley in the northern portion and steep rocky hills in the southern portion. The specific plan straddles two major watersheds with the northern two-third (2/3) portion of the site in the Santa Ana River watershed and the remaining one-third (1/3) southerly portion in the Santa Margarita River watershed. Specifically, the northern portion drains to Salt Creek Channel while the southerly portion flows to Warm Springs Creek. As development proposals are submitted, it is important that flows are not diverted from one watershed to another and the existing drainage patterns are perpetuated.

The center portion of the site predominantly drains under Domenigoni Parkway through two (2), 48-inch RCP. A small portion in this area drains to the east to an 18-inch CMP under Winchester Road and eventually joins offsite flows entering the site from the east through existing three (3) 30-inch CMP under Winchester Road, near the intersection of Patton Avenue and Old Newport Avenue. These combined flows join the northern portion of the site and outlet to the adjacent Salt Creek Channel.

The southern portion drains to the southeast corner of the site to a 30-inch CMP under Winchester Road. These flows eventually flow to Warm Springs Creek.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 11 0010-Flood-SP FLOOD HAZARD REPORT 8/30/12 (Part
1) (cont.)

The District received The Crossroads in Winchester Preliminary Drainage Study, Albert A. Webb and Associates, dated May 2012. The drainage study identified the existing condition drainage problems and proposed condition drainage solutions. The District finds the overall drainage study acceptable for the specific plan, and therefore, a more refined study shall be submitted at the development stage.

While improvements to District's Salt Creek Channel (Project No. 4 - 0 - 00110) have eliminated a majority of the floodplain which crossed the site, the northwest portion of the site is still located within a Zone A floodplain as delineated on Panel No. 06065C - 2080G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). This 'bulge' is a result of backwater caused by the restrictions of the Rice Road crossing. Improvements will be required to eliminate this floodplain so the site can be fully developed. As a result of Salt Creek Channel, a Conditional Letter of Map Revision (CLOMR) has been approved for a section that is just downstream of the project. A LOMR for the channel section north of the project, constructed as part of TR30322-1, is pending.

All developments will be required to provide flood protection from the 100-year storm and discharge flows to an adequate outlet. Increased runoff mitigation will be required for developments which drain within the Warm Springs Creek watershed. No mitigation for increased runoff is required for developments which drain to Salt Creek Channel.

The proposed development of this site would adversely impact water quality. To mitigate for these impacts, the SP reflects four (4) water quality basins at the north portion of the project and one (1) water quality/detention basin at the southeast corner of the project. The proposed water quality features are acceptable for the specific plan. However, each individual development proposal will be required to submit a preliminary project-specific Water Quality Management Plan (WQMP) as part of their development proposal. The WQMP shall address the site specific development proposed and be consistent applicable regulations in effect at that time.

Flood. 12 0010-Flood-SP FLOOD HAZARD REPORT 8/30/12 (Part
2)

Drainage fees have been adopted by the Board of Supervisors. The properties which drain to Salt Creek Channel are subject to the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP). The properties which drain to Warm Springs Creek are subject to the Warm Springs Valley sub-watershed of the Murrieta Creek ADP. As development proposal(s) are submitted to the County for processing, these fees will be included in the conditions of approval.

Flood. 13 0020-Flood-SP ADDITIONAL REVISION REQD

Within 60 days or prior to the County approval of the final SPECIFIC PLAN document (as required by 20.PLANNING.2), additional edits are required to be incorporated. The SP document shall be edited as noted below:

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 13

0020-Flood-SP ADDITIONAL REVISION REQD (cont.)

1. Section 4 - Drainage Plan includes passing references to water quality basins. The document shall include further discussions on post-construction water quality mitigation measures in this section and other sections as applicable.

2. The basin locations and size differs between the drainage plan (Figure A-4-2) and grading plan (Figure A-7-2). The figures shall be revised accordingly.

It is the District's opinion that these items can be incorporated into the Draft SP prior to release for public review and thus are not issuing a denial for the project at this time. If these changes have not been included in the Draft SP during the public review process, corrections will be issued.

Planning

Planning. 1

0010-Planning-MAP - CONST DUST - MM C.6-2

To reduce construction-related fugitive dust emissions, the contractor shall provide the County Building and Safety Department with sufficient proof of compliance with SCAQMD Rule 403 and other dust control measures including, but not limited to:

- watering active sites three times daily,
- requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more, assuming no rain),
- requiring all trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered and maintain a freeboard height of 12 inches,
- suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour, post contact information outside the property for the public to call if specific air quality issues arise; the individual charged with receipt of these calls shall respond to the caller within 24 hours and resolution of the air quality issue, if valid, will occur as soon as possible,
- sweeping of streets using SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks (utilizing recycled water if it becomes available) at the end of the day if visible soil material is carried over to adjacent streets,
- posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved roads,
- installation of wheel washers or gravel pads at construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip to prevent track out,
- replacing ground cover in disturbed areas as quickly as possible, and
- paving of all roadways, driveways, sidewalks, etc., shall be completed as soon as possible.

This condition implements condition 30.PLANNING.76 of the SPECIFIC PLAN.

Planning. 2

0010-Planning-MAP - CONST EQUIP - MM C.5-3

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-MAP - CONST EQUIP - MM C.5-3 (cont.)

To reduce construction related noise resulting from poorly tuned or improperly modified vehicles and construction equipment, the contractor shall ensure that all vehicles and construction equipment shall maintain equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the County of Riverside Building Department. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the County of Riverside Building Department. The contractor shall place stationary equipment at a minimum of 500 feet from the property line of existing sensitive receptors (residences to the south), when and where feasible. To minimize or eliminate motor-derived noise from construction equipment, contractors shall utilize construction equipment that is either low-emission propane powered or electric (i.e. forklifts), where practical and feasible.

This condition implements condition 30.PLANNING.75 of the SPECIFIC PLAN.

Planning. 3 0010-Planning-MAP - FEES FOR REVIEW

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

Planning. 4 0010-Planning-MAP - GEO02563 ACCEPTED

County Geologic Report GEO No. 2563, submitted for the project TTM No. 37028 (TR37028), was prepared by Petra Geotechnical, Inc. The report is titled; "Geotechnical Investigation, Winchester Specific Plan No. 288 (The Crossroads in Winchester), 22-Acre Parcel, Located Northwest of the Intersection of Winchester road and East Newport Road, Winchester Area, Riverside County, California," dated December 12, 2001. In addition, Petra has submitted the following reports:

"Geologic Update of Geotechnical Investigation Report, Crossroads in Winchester Specific Plan SPA 288A2, Winchester Area of Riverside County, California", dated January 17, 2012. "Geotechnical Response to County of Riverside Review Sheet, Crossroads South Project, Tentative Tract 37119, 161± Acre Site South of Domenigoni Parkway and East of Winchester Roads, Winchester Area of Riverside County, California," dated September 5, 2017.

This document is herein incorporated in GEO02563.

GEO02563 concluded:

- 1.No active faults are known to traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone.
- 2.Based on site mapping and aerial photography review the likelihood of an active fault traversing the site is very low to remote.
- 3.A moderate lineament was observed transecting the southern portion of the site during the aerial photography review, and although not likely active, should be evaluated during grading operations.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4

0010-Planning-MAP - GEO02563 ACCEPTED (cont.)

4.Landsliding, debris flow, and rock fall hazards are considered unlikely at the site.

5.Inundation from a seiche or sudden dam failure from the Diamond Valley Reservoir could occur at the site.

6.According to our analysis, proposed and existing slopes with inclinations of 2:1 (h:v) or flatter at a maximum height of 30 feet are considered to be grossly stable.

GEO02563 recommended:

1.Vegetation including trees, grasses, weeds, brush, shrubs, and any other debris should be stripped from the areas to be graded and properly disposed of offsite.

2.All existing low density, and potentially collapsible soil materials, such as loose man-made fill, colluvium, alluvium, and highly weathered bedrock, will require removal to underlying dense bedrock or dense native soils or to groundwater from each area to receive compacted fill.

3.Dense native soils are defined as undisturbed native materials with an in-place relative density of 85 percent or greater based on ASTM Test method D1557-91.

4.A fill key excavated a minimum depth of 2 feet into competent bedrock or dense native soils will be required at the base of all fill slopes and should be a minimum 15 feet wide or one-half the slope height, whichever is greater.

GEO No. 2563 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2563 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Planning. 5

0010-Planning-MAP - IF HUMAN REMAINS FOUND (Part 1)

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-MAP - IF HUMAN REMAINS FOUND (Part 1) (cont.)

damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

"The nondestructive removal and analysis of human remains and items associated with Native American human remains."

"Preservation of Native American human remains and associated items in place."

"Relinquishment of Native American human remains and associated items to the descendants for treatment."

"Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains."

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

"Record the site with the commission or the appropriate Information Center."

Planning. 6 0010-Planning-MAP - IF HUMAN REMAINS FOUND (Part 2)

"Utilize an open-space or conservation zoning designation or easement."

Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section.

The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

Planning. 7 0010-Planning-MAP - LANDSCAPE MAINTENANCE

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-MAP - LANDSCAPE MAINTENANCE
(cont.)

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

Planning. 8 0010-Planning-MAP - MAP ACT COMPLIANCE

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

Planning. 9 0010-Planning-MAP - NPDES COMPLIANCE (1)

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

Planning. 10 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

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

Planning. 11 0010-Planning-MAP - ORD 810 OPN SPACE FEE

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

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

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

Planning. 12 0010-Planning-MAP - ORD NO. 659 (DIF)

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 0010-Planning-MAP - ORD NO. 659 (DIF) (cont.)
No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

Planning. 13 0010-Planning-MAP - REQUIRED MINOR PLANS

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

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

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

Planning. 14 0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subject parcels are as follows:

ADVISORY NOTIFICATION DOCUMENT

Planning

- Planning. 14 0010-Planning-MAP - RES. DESIGN STANDARDS (cont.)
- a. Residential lots created by this map shall conform to the design standards of the Specific Plan (SP 288) zone.
 - b. The front yard setback is 10 feet for all residential Planning Areas.
 - c. The side yard setback is 5 feet for Planning Areas 10 and 14 and 3 feet for Planning Area 16.
 - d. The street side yard setback is 10 feet for Planning Areas 10 and 14 and 5 feet for Planning Area 16.
 - e. The rear yard setback is 10 feet for Planning Areas 10 and 14 and 5 feet for Planning Area 16.
 - f. The minimum average width of each lot is 40 feet for all residential Planning Areas.
 - g. The maximum height of any building is 40 feet for all residential Planning Areas.
 - h. The minimum parcel size is 2,800 square feet for Planning Area 10, 3,500 square feet for Planning Area 14, and 2,400 square feet for Planning Area 16.
 - i. No more than 60% of the lot shall be covered by structure for Planning Areas 10 and 14 and 65% for Planning Area 16.
 - j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348 AND THE SPECIFIC PLAN ZONING ORDINANCE, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

Planning. 15 0010-Planning-MAP - UNANTICIPATED RESOURCES

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 0010-Planning-MAP - UNANTICIPATED RESOURCES
(cont.)

future site grading activities as necessary.

Planning. 16 0010-Planning-SP - MAINTAIN AREAS & PHASES

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

Planning. 17 0010-Planning-SP - NO P.A. DENSITY TRANSPER

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

Planning. 18 0010-Planning-SP - PROJ M/M PROGRAM (GENERA

The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures.

Planning. 19 0010-Planning-SP - PROJ PA STANDARDS

This implementing project is within residential Planning Areas 10, 14, and 16 of the SPECIFIC PLAN (Crossroads at Winchester). Accordingly, this project is subject to these development standards:

1. All residential lots must be at least 2,800 square feet within Planning Area 10, 3,500 square feet within Planning Area 14, and 2,400 square feet within Planning Area 16.
2. The maximum number of dwelling units in these planning areas is 120 in Planning Area 10, 85 in Planning Area 14, and 200 within Planning Area 16.
3. Residential buildings must conform substantially to the design guidelines in section IV.D of the SPECIFIC PLAN.

Planning. 20 0010-Planning-SP - 79 ALT ALIGNMENT

In the event that State Route 79 alignment is selected by the RCTC such that it will impact the project as depicted in the SPECIFIC PLAN on figure A-3-2.a, an Amendment to the SPECIFIC PLAN will be required to revise all sections of the document to reflect the significant change to the document.

Planning. 21 0010-Planning-SP - EIR MITIGATION (Part 1)

The Following is required by EIR376 and/or any and all Addenda:

Mitigation Measure D.11-2 -Because of the property's location within the 30-mile radius of Mount Palomar Observatory, low pressure sodium vapor lams shall be used for all

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Planning

Planning. 21 0010-Planning-SP - EIR MITIGATION (Part 1) (cont.)
street lighting. Other potentially lighted areas, (i.e., entry monuments and signage), shall orient light downward and shield lights to prevent direct upward illumination.

Mitigation Measure C-11.4 - The adjacent Winchester Hills Specific Plan proposes all contiguous mountainous areas to be maintained as permanent open space under the control of a Master Homeowner's Association or the Valley-Wide Parks and Recreation District. The open space-conservation areas within the Crossroads at Winchester Specific Plan shall similarly be maintained as permanent open space under the control of Valley-Wide Parks and Recreation District or by a common entity or agency such as the CSA, or similar public/private agency.

Mitigation Measure C.2-10 - All streets shall have a gradient not to exceed 15 percent.

Mitigation Measure C.2-13 - The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.

Mitigation Measure C.13-2 - All development shall incorporate energy-saving devices where feasible. These devices may include the following:

- The use of individual meters versus multiple meters;
- The installation of lighting switches and multi-switch provisions for control by occupants and building personnel; and
- The use of time-controlled interior and exterior public lighting limited to that necessary for the safety of persons and property.

Mitigation Measure C.13-3 - Specific measures shall be implemented to reduce natural gas consumption including:

- Use of an automatic flue gas damper when using a gas heating system;
- Use of electrically-lighted pilot lights for all gas systems; and
- Insulation of all gas-heated hot water tanks.

Mitigation Measure C.13-4 - The project applicant will consult with the Southern California Gas Company during the design phase to ensure that the architectural design maximizes energy efficiency through passive heating and cooling, with the use of building orientation, insulations, construction materials, window glazing and roof over-hangs.

Mitigation Measure C.4-7 - Parking lots shall be designed to direct surface runoff toward landscaped areas where runoff can be allowed to percolate into the ground.

Mitigation Measure C.5-2 - To reduce construction related noise and to protect the health of persons employed at construction sites, hearing protection equipment shall be worn in compliance with regulations established by the California Occupational Safety and Health Administration.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 22 0010-Planning-SP - EIR MITIGATION (Part 2) (cont.)
the County Building and Safety Department.

Mitigation Measure C.6-7 - To reduce construction-related air quality impacts, grading activities shall cease during periods of high winds. High winds are generally considered over 30 miles per hour. Compliance with this measure shall be subject to periodic inspections by the County Building and Safety Department.

Mitigation Measure C.6-8 - To reduce construction-related air quality impacts, during grading activities, topsoil mounds shall be stabilized to prevent wind erosion and release of dust and particulates. This may be accomplished through regular watering, hydroseeding, netting, chemical applications, or other acceptable methods. Compliance with this measure shall be subject to periodic inspections by the County Building and Safety Department.

Mitigation Measure C.6-9 - To reduce construction related air quality impacts, all unpaved roads and parking areas will be watered down or chemically treated for dust control purposes. Compliance with this measure shall be subject to periodic inspections by the County Building and Safety Department.

Mitigation Measure C.6-10 - To reduce construction-related air quality impacts, trucks leaving construction sites will be washed off. Compliance with this measure shall be subject to periodic inspections by the County Building and Safety Department.

Mitigation Measure C.2-13 - The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.

Mitigation Measure C.4-7 - Parking lots shall be designed to direct surface runoff toward landscaped areas where runoff can be allowed to percolate into the ground.

Mitigation Measure C.6-11 - Major developers will work with the Riverside Transit Agency (RTA) to establish new bus routes and stops to service new development within the Specific Plan area. The RTA shall be responsible for construction and maintenance of any bus stop facilities. Proof of coordination with RTA shall be provided to the Transportation Department prior to the issuance of occupancy permits/final inspection. Coordination materials shall include a Staff Report or Meeting Minutes.

Planning. 23 0010-Planning-SP - GENERAL EIR MM

The following Mitigation measures are listed in the EIR as required; however, all are required by either the Specific Plan, Ordinances or State Requirements and thus do not need to be required as a condition of approval in order to implement the measure. They are listed here as a reference:

Mitigation Measures- D.11-1, C.6-1, C.6-5, C.1-1, C.2.1-1, C.2-9, C.13-1, D.2-1, D.2-2, H.1.C-3, GHG 5, C.8-1, C.8-5, C.7-1, C.7-2, C.7-3, C.4-6, C.4-8, C.5-1, D.3-1, D.3-2, D.3-3, D.3.4, D.3-5, D.3-6, D.4-1, D.5-1, D.5-2, D.9-1, D.6-1, D.6-4, D.6-5, D.2-2, D.2-4,

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Planning

Planning. 23 0010-Planning-SP - GENERAL EIR MM (cont.)
 D.2-5, D.2-6, D.2-7, D.2-8, D.2-9, D.2-10, D.2-11, D.2-13, D.2-3, D.2-15, D.7-ELC-1, D.7-ELC-2, D.7-ELC-3, D.7-ELC-5, D.7-GAS-1, D.7-GAS-2, D.7-TEL-1, C.6-1, MM Cultural 4, C.8-1, C.6-3, C.6-4, C.6-14, D.1-2, D.8-1, H.1.C-3, C.8-2, C.8-3, and C.8-4.
 In addition, all Transportation mitigation measures were added as conditions by Transportation in this condition set. Specific references to mitigation measures were not included.

Planning. 24 0010-Planning-SP - GEO02288 (Part 1)

 County Geologic Report (GEO) No. 2288 submitted for this development (SP00288A2) was prepared by Petra Geotechnical, Inc. and is entitled: "Geologic Update of Geotechnical Investigation Report, Crossroads in Winchester Specific Plan SPA 288A2, Winchester Area of Riverside County, California", dated January 17, 2012. In addition, the following documents were submitted for this development:

Petra Geotechnical, Inc., March 27, 2012, "Response to Riverside County Planning Department Review Comments, County Geologic Report No. 2288, Crossroads in Winchester Specific Plan SPA 288A2, Winchester Area of Riverside County, California".

Petra Geotechnical, Inc., December 21, 2001, "Geotechnical Investigation, Winchester Specific Plan No. 288 (The Crossroads in Winchester), 222-Acre Parcel, Located Northwest of the Intersection of Winchester Road and and (sic) East Newport Road, Winchester Area of Riverside County, California".

EnGEN Corporation, Geotechnical/Geological Engineering Study, Assessor's Parcel Numbers: 461-210-003, 461-210-004, 461-210-007, 461-200-002, 461-200-011, 461-200-013, 461-200-014 and 461-200-016, SF-150 - Tracts 31632 and 31633, Rice Road and Olive Avenue, Winchester Area of Riverside County, California".

These documents are herein incorporated as a part of GEO02288.

GEO02288 concluded:

1. The site will experience ground motion and effects from earthquakes generated along active faults located off-site.
2. No active or potentially active faults project through or toward the site.
3. The potential for active fault rupture at the site is considered to be very low.
4. Areas of potentially liquefiable soils have been identified on the site. Surface manifestation of the effects of liquefaction are anticipated to be limited to liquefaction-induced settlement on the order of 1.3 to 2 inches with a corresponding differential settlement component of 0.75 to 1.0 inches over a distance of 40 feet.
5. Lateral spreading is not anticipated within the site.
6. No evidence of slope failures including landslides, slumps or talus deposits, have been mapped or were observed during the geologic reconnaissance.
7. The onsite natural slopes, including the southwest portion of the site, are considered grossly stable.
8. There is a potential for rockfall and debris flow emanating from the natural granitic slopes in the southwest portion of the site.
9. The site contains potentially compressible alluvium, specifically the northeast corner of the site. Because of the presence of shallow groundwater, overexcavation and re-compaction of compressible alluvium will be restricted by earthmoving equipment

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Planning. 27 0020-Planning-MAP - EXPIRATION DATE (cont.)

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

Planning. 28 0020-Planning-SP - 90 DAYS TO PROTEST

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

Planning. 29 0030-Planning-SP - ACOE CLEARANCE

Prior to the approval of any implementing project within planning areas 1,2 and/or 3 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain 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 Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

Planning. 30 0030-Planning-SP - AG/DAIRY NOTIFICATION

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of

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Planning. 30 0030-Planning-SP - AG/DAIRY NOTIFICATION (cont.)
the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

Planning. 31 0030-Planning-SP - AMENDMENT REQUIRED

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

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

Planning. 32 0030-Planning-SP - ARCHAEO M/M PROGRAM

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

Planning. 33 0030-Planning-SP - COMPLETE CASE APPROVALS

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Planning. 33 0030-Planning-SP - COMPLETE CASE APPROVALS
(cont.)

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

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

Planning. 34 0030-Planning-SP - EA REQUIRED

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

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

Planning. 35 0030-Planning-SP - M/M PROGRAM (GENERAL)

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

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

Planning. 36 0030-Planning-SP - NON-IMPLEMENTING MAPS

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

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"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

Planning. 37 0030-Planning-SP - PALEO M/M PROGRAM

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

Planning. 38 0030-Planning-SP - PALEO MONITORING REPORT

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

"PRIOR TO GRADING FINAL:

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

Planning. 39 0030-Planning-SP - ADDENDUM EIR

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract

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Planning. 39 0030-Planning-SP - ADDENDUM EIR (cont.)
 map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

Planning. 40 0030-Planning-SP - ARCHAEOLOGIST RETAINED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this SPECIFIC PLAN's environmental documentation have been adequately addressed. The condition shall read as follows:

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

Planning. 41 0030-Planning-SP - CULTURAL RESOURCES

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Planning. 41 0030-Planning-SP - CULTURAL RESOURCES (cont.)

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

"Prior to issuance of grading permits where archaeological monitoring is required, the County Archaeologist or her/his representative shall attend the pre-grade meeting to ensure that cultural sensitivity training is adequately presented by the Project Archaeologist and Tribal Monitor, as appropriate.

The selected Project Archaeologist for archaeological monitoring work shall be the consultant-of-record for that scope of work. Any changes in archaeological consultant shall require county approval.

The County Archaeologist may make site inspections at any time during site grading to ensure compliance with monitoring requirements."

Planning. 42 0030-Planning-SP - DURATION OF SP VALIDITY

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial build out shall be defined as [eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements. If the applicant is in violation of this condition the County may begin revocation hearings for the Project. This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

Planning. 43 0030-Planning-SP - ECS DEBRIS FLOW

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

"An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential debris flow and rockfall hazards. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS map and as indicated in County

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Planning. 49 0030-Planning-SP - GEOLOGIST'S COMMENTS (cont.)
representative, at one of the County's two main offices (Riverside, Palm Desert). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

The new GEO shall be reviewed and approved by the County Geologist prior to scheduling this project for public hearing."

Planning. 50 0030-Planning-SP - IF HUMAN REMAINS FOUND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

Planning. 51 0030-Planning-SP - LANDSCAPE CONCEPTUAL PLAN

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

"Provide 2 sets of plans on 24" x 36" sheets at 20 scale that include a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to

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- Planning. 71 0030-Planning-SP - MM C.5-6 (cont.)
- Planning. 71 0030-Planning-SP - MM C.5-6

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

Mitigation Measure C.5-6-. Once precise grading and architectural plans are made available, and prior to building permit issuance, a final acoustical impact analysis shall be performed for each planning area within the Crossroads in Winchester SPA No. 2. The final acoustical impact analysis shall be utilized to confirm this preliminary acoustical impact analysis' findings and to determine building- and/or unit-specific interior noise levels and potential mitigation measures necessary for the Project to ensure interior noise levels will be consistent with County standards.

In general, the following principles should be followed:

- Loading areas will be located away from any adjacent residential uses and will be screened as necessary to reduce noise impacts.
- Block walls will be required as necessary to separate loud commercial and park activities from adjacent residential uses.
- Outdoor mechanical equipment will be screened with noise-attenuating barriers.
- The commercial and community park parking lots should be located away from residential and other noise sensitive uses.
- Additional rear yard setbacks, where appropriate, for residential uses which back up to the commercial or parks.
- Within the community parks, facilities for active recreational uses-such as basketball courts and playgrounds-should be located away from residential lots to the extent feasible.

As part of the development plan review process for any portion of the proposed Project that proposes loading docks, an analysis shall be done to determine the potential noise impacts to adjacent properties and the loading docks shall be sited or designed such that the applicable noise standards of the adjacent properties are not exceeded.

- Planning. 72 0030-Planning-SP - MM C.6-12

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure C.6-12 - Bus stops and/or bus shelters will be provided at the commercial center. The RTA shall be responsible for construction and maintenance of any bus stop facilities. Proof of coordination with RTA shall be provided to the Transportation Department prior to the issuance of occupancy permits.

- Planning. 73 0030-Planning-SP - MM C.6-13

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure C.6-13- All parking lots serving new development will be paved.

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Planning. 75

0030-Planning-SP - MM CULTURAL 2 (cont.)

to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all mass or rough grading activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, mass or rough grading, trenching, and structure demolition. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors. Monitoring may be stopped or reduced if in the professional opinion of the Project Archaeologist, and the concurrence of the County Archaeologist, there is no further need for monitoring after a reasonable period of monitoring with negative results.

Pursuant to the recommendation in the Phase II Archeological Testing and Evaluation the soil in and around the central and east central portions of the Locust B, Site 33-0020292, shall be removed under the direction of the archaeological monitor (i.e. controlled removal) and screened for artifacts as part of the monitoring program. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

-The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/ permit holder and any required tribal or special interest group monitor throughout the process.

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

Planning. 76

0030-Planning-SP - MM CULTURAL 3

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

MM Cultural 3 - Prior to final inspection of the first building permit, the developer/permit holder shall submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Archeologist's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

Planning. 77

0030-Planning-SP - MM CULTURAL 5

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

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Planning. 77

0030-Planning-SP - MM CULTURAL 5 (cont.)

MM Cultural 5 - The developer/permit holder or any successor in interest shall comply with the following for the life of this Project:

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

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

-At the meeting, the significance of the discoveries shall be discussed and after coordination with the Native American tribal (or other appropriate ethnic/cultural group representative) and the Project Archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to whether the resource will be subject to preservation in place or documentation and/or data recovery.

Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties.

Planning. 78

0030-Planning-SP - MM D.11-3

PRIOR TO ANY IMPLEMENTING PROJECT APPROVAL:

Mitigation Measure D.11-3 - Prior to approval of the site plan for the commercial center, a lighting plan shall be prepared and approved by the County. The County shall ensure that low-pressure sodium vapor lights are identified in the plan for outdoor areas, and that security lighting and signage will not impact adjacent residential areas.

Planning. 79

0030-Planning-SP - MM D.1-3

PRIOR TO ANY IMPLEMENTING PROJECT APPROVAL:

Mitigation Measure D.1-3 - Designate a portion of the commercial parking areas for Park-n-ride use on weekdays between 6:00 a.m. and 6:00 p.m., to encourage ridesharing/transit ridership and reduce commute traffic.

Planning. 80

0030-Planning-SP - MM D.1-9

PRIOR TO ANY IMPLEMENTING PROJECT APPROVAL:

Mitigation Measure D.1-9 - Anticipate transit stops at the far side of major intersections as recommended in a traffic study, to accommodate future bus service on key roadways. Provide pedestrian access to the bus stops.

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Planning. 81 0030-Planning-SP - MM D.2-12 (cont.)

Planning. 81 0030-Planning-SP - MM D.2-12

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure D.2-12 - A separate water transmission system shall be installed to facilitate the use of reclaimed water for irrigation of the following areas: landscaping for the commercial center, community parks, paseos, and roadway medians. A plan shall be submitted and approved by EMWD prior to approval of tentative maps.

Planning. 81 0030-Planning-SP - MM D.2-12

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure D.2-12 - A separate water transmission system shall be installed to facilitate the use of reclaimed water for irrigation of the following areas: landscaping for the commercial center, community parks, paseos, and roadway medians. A plan shall be submitted and approved by EMWD prior to approval of tentative maps.

Planning. 82 0030-Planning-SP - MM D.2-13

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

Mitigation Measure D.2-13 - Where possible, all new landscaping and park plans shall incorporate native, drought-tolerant plant species approved by the County. Mulching shall be used extensively in all landscaped areas. Mulch will improve the water storage capacity of the soil by reducing the evaporation and compaction.

Planning. 83 0030-Planning-SP - MM D.2-14

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure D.2-14 - Final designs of the water and wastewater transportation systems will be reviewed and approved by EMWD prior to approval of the first tentative tract map or other discretionary permit issued by the County.

Planning. 84 0030-Planning-SP - MM D.3-7

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

Mitigation Measure D.3-7 - Fire flow requirements shall be incorporated into overall project design. A fire flow of 1,000 gpm at 20 psi residual pressure for a two-hour duration shall be required for single-family residential uses. Fire flows for commercial

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Planning. 89 0030-Planning-SP - MM GHG 2 (cont.)

Mitigation Measure GHG 2: To reduce energy consumption, the Project shall install Energy Star-rated appliances. A Title 24 worksheet shall be submitted with all building plans to be approved by Building and Safety.

Planning. 90 0030-Planning-SP - MM GHG 3

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

Mitigation Measure GHG 3: To reduce energy consumption, the Project shall install high efficiency lighting in 50 percent of the Project. A Title 24 worksheet shall be submitted with all building plans to be approved by Building and Safety.

Planning. 91 0030-Planning-SP - MM GHG 4

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

MM GHG 4: The Project will reduce vehicle miles traveled by: designing a master-planned community that creates a suburban center setting, increasing the diversity in land uses, improving the design eiements to enhance walkability and connectivity as well as incorporating bicycle lanes and paths, improving the on-site pedestrian network and connecting off-site, and providing traffic calming measures (improvements) on 50 percent of the Project's streets and intersections.

Planning. 92 0030-Planning-SP - MMC.2-5

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

Mitigation Measure C.2-5 - Prior to any on-site grading for each project or group of projects, a detailed grading plan shall be prepared. A grading permit shall be obtained from the County of Riverside, as required by County Ordinance No. 457, prior to grading.

Planning. 93 0030-Planning-SP - PA 16 PARK CONSTRUCTION

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

The park for Planning Area 16 shall be constructed prior to the 1st building permit issuance in Planning Area 15.

Planning. 94 0030-Planning-SP - PA 16 PARKS PLANS

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 94 0030-Planning-SP - PA 16 PARKS PLANS (cont.)

Plans for the Planning Area 16 park, including landscaping, facilities, maintenance, and ownership, shall be reviewed concurrently with the first subdivision/ multifamily project in Planning Area 15. Any subdivision or multifamily project in Planning Area 15 shall not be approved unless the park plans for Planning Area 16 are approved concurrently.

Planning. 95 0030-Planning-SP - PA 2 PARK CONSTRUCTION

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

The park for Planning Area 2 shall be constructed prior to the 1st building permit issuance in Planning Area 4.

Planning. 96 0030-Planning-SP - PA 2 PARK PLANS

Plans for the Planning Area 2 park, including landscaping, facilities, maintenance, and ownership, shall be reviewed concurrently with the first subdivision/ multifamily project in Planning Area 4. Any subdivision or multifamily project in Planning Area 4 shall not be approved unless the park plans for Planning Area 2 are approved concurrently.

Planning. 97 0030-Planning-SP - PA 8 PARK CONSTRUCTION

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

The park for Planning Area 8 shall be constructed prior to the 1st building permit issuance in Planning Area 7 and/or 10.

Planning. 98 0030-Planning-SP - PA 8 PARK PLANS

Plans for the Planning Area 8 park, including landscaping, facilities, maintenance, and ownership, shall be reviewed concurrently with the first subdivision/multifamily project in Planning Area 7 and/or 10, whichever comes first. Any subdivision or multifamily project in Planning Area 7 and/or 10 shall not be approved unless the park plans for Planning Area 8 are approved concurrently.

Planning. 99 0030-Planning-SP - PALEO PRIMP & MONITOR

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

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 99

0030-Planning-SP - PALEO PRIMP & MONITOR (cont.)

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

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material.

*Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 99 0030-Planning-SP - PALEO PRIMP & MONITOR (cont.)
Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (copy of executed contract, retainer agreement, etc) a project paleontologist for the in-grading implementation of the PRIMP.

Planning. 100 0030-Planning-SP - PARK AGENCY REQUIRED
Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

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

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

Planning. 101 0030-Planning-SP - POST GRADING REPORT
Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with."

Planning. 102 0030-Planning-SP - PROJECT LOCATION EXHIBIT
Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

Planning. 103 0030-Planning-SP - SCHOOL MITIGATION

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Planning

Planning. 103 0030-Planning-SP - SCHOOL MITIGATION (cont.)

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

"PRIOR TO BUILDING PERMITS, impacts to the Hemet Unified School District shall be mitigated in accordance with state law."

Planning. 104 0030-Planning-SP - SKR FEE CONDITION

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant 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 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 184.9 acres in accordance with the SPECIFIC PLAN.

* 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.

* The fee may be applied to the proposed area of disturbance or the entire SPECIFIC PLAN site at the discretion of the County Fee Administrator"

Planning. 105 0030-Planning-SP - SUBSEQUENT EIR

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

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Planning

Planning. 105 0030-Planning-SP - SUBSEQUENT EIR (cont.)

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

Planning. 106 0030-Planning-SP - SUPPLEMENT TO EIR

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

Planning. 107 0030-Planning-SP *- CC&R RES PRI COMMON AREA

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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

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

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Planning

Planning. 107 0030-Planning-SP *- CC&R RES PRI COMMON AREA
(cont.)

time the above referenced documents are submitted for County Counsel review.

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

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

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

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

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

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

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

Planning. 108 0030-Planning-SP *- CC&R RES PUB COMMON AREA
(Part 1)

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP

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Planning

Planning. 108

0030-Planning-SP *- CC&R RES PUB COMMON AREA
(Part 1) (cont.)

RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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

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

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

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

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

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Planning

Planning. 109 0030-Planning-SP *- CC&R RES PUB COMMON AREA
(Part 2) (cont.)

Planning. 109 0030-Planning-SP *- CC&R RES PUB COMMON AREA
(Part 2)

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

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

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

Planning. 110 0030-Planning-SP *- COMMON AREA MAINTENANCE

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

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

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

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

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

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area[s] _____."

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Planning-All

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST (cont.)

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST

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

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS

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

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

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

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

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

Planning-All. 3 0010-Planning-All-SP - Definitions

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 288 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 288 Amendment No. 2, Screencheck No. 2 dated October 2012.

CHANGE OF ZONE = Change of Zone No. 7767.

GPA = Comprehensive General Plan Amendment No. 1110.

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Transportation

Transportation. 4 0010-Transportation-MAP - LC LANDSCAPE
REQUIREMENT (cont.)

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 5 0010-Transportation-MAP - OFF-SITE PHASE

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

Transportation. 6 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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

Transportation. 7 0010-Transportation-MAP - TS/CONDITIONS

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

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', along all County maintained roads and conventional state highways. As an exception, LOS "D" may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways or freeway ramp intersections.

The City of Menifee General Plan, Policy C-1.2, requires development to mitigate its traffic impacts and achieve a peak hour Level of Service (LOS) D or better at intersections, except at constrained intersections at close proximity to the I-215 where LOS E may be permitted.

The City of Hemet General Plan Circulation Element Section 4.4.1, establishes LOS D as the lowest acceptable LOS for peak-hour intersection movements and LOS C as the lowest acceptable LOS for roadway segment operations. The City has not adopted an LOS standard for unsignalized intersections. Performance of unsignalized intersections is evaluated on a case-by-case basis.

The study indicates that it is possible to achieve adequate levels of service for the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 7 0010-Transportation-MAP - TS/CONDITIONS (cont.)
following intersections based on the traffic study assumptions.

Haun Road (NS) at:
Newport Road (EW)

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

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

Antelope Road (NS) at:
Newport Road (EW)

Menifee Road (NS) at:
Newport Road (EW)

Lindenberger Road (NS) at:
Domenigoni Parkway (EW)

Leon Road (NS) at:
Domenigoni Parkway (EW)

Rice Road (NS) at:
Domenigoni Parkway (EW)

Seta Street (NS) at:
Domenigoni Parkway (EW)

Winchester Road (SR-79) (NS) at:
Domenigoni Parkway (EW)

Winchester Road (SR-79) (NS) at:
Patton Avenue (EW)

Winchester Road (SR-79) (NS) at:
Old Newport Road (EW)

Winchester Road (SR-79) (NS) at:
Scott Road-Washington Street (EW)

Sanderson Avenue (NS) at:
Domenigoni Parkway (EW)

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Transportation

Transportation. 7 0010-Transportation-MAP - TS/CONDITIONS (cont.)

Rice Road (NS) at:
"A" Street (EW)

Rice Road (NS) at:
Seta Street (EW)

Rice Road (NS) at:
"I" Street (EW)

Rice Road (NS) at:
"S" Street (EW)

Rice Road (NS) at:
"J" Street (EW)

Rice Road (NS) at:
East Newport Road (EW)

As such, the proposed project is consistent with the County, City of Menifee, and City of Hemet's General Plan.

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

Transportation. 8 0010-Transportation-MAP- TUMF CREDIT AGREEMENT

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.

Transportation. 9 0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP

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 pre-approved 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 9 0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4
IMP (cont.)

following link:

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

Transportation. 10 0010-Transportation-SP - SP288A2/CONDITIONS

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

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

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

Haun Road (NS) at:

Newport Road (EW)

I-215 Southbound Ramps (NS) at:

Newport Road (EW)

I-215 Northbound Ramps (NS) at:

Newport Road (EW)

Antelope Road (NS) at:

Newport Road (EW)

Menifee Road (NS) at:

Newport Road (EW)

La Piedra Road (EW)

Holland Road (EW)

Lindenberger Road (NS) at:

Simpson Road (EW)

Domenigoni Parkway (EW)

Leon Road (NS) at:

Domenigoni Parkway (EW)

Rice Road (NS) at:

Project Driveway (EW)

Domenigoni Parkway (EW)

Seta Street (EW)

Old Newport Road (EW)

Seta Street (NS) at:

Domenigoni Parkway (EW)

Project Driveway (NS) at:

Domenigoni Parkway (EW)

Winchester Road (SR-79) (NS) at:

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Transportation

Transportation. 10 0010-Transportation-SP - SP288A2/CONDITIONS (cont.)
 SR-74 (EW)
 Stowe Road (EW)
 9th Street (EW)
 Simpson Road (EW)
 Olive Avenue (EW)
 Project Driveway (EW)
 Domenigoni Parkway (EW)
 Old Newport Road (EW)
 Scott Road/Washington Road (EW)
 Warren Road (NS) at:
 Domenigoni Parkway (EW)
 Sanderson Avenue (NS) at:
 Mustang Way (EW)
 Domenigonia Parkway (EW)

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

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

Transportation. 11 0010-Transportation-SP - SP288A2/TRAFFIC STUDY

Subsequent implementing projects of the Specific Plan shall submit a traffic study in order to identify which geometric and signal improvements shall be required. If the traffic study shows additional improvement(s) are required beyond those identified in the specific plan conditions, the implementing project shall be responsible for the improvement(s) or as approved by the Transportation Department.

Transportation. 12 0030-Transportation-SP -
 SP288A2/CREDIT/REIMBURSEM

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

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

For more information regarding the public work bidding requirements please visit the following link:

http://www.rctlma.org/trans/rbbd_contractbidding.html

Transportation. 13 0030-Transportation-SP - SP288A2/GEOMETRICS

The intersection of Rice Road (NS) at Project Driveway (EW) shall be improved to

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 13 0030-Transportation-SP - SP288A2/GEOMETRICS (cont.)
provide the following geometrics:

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

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

- Northbound: one left-turn lane, one shared through/right-turn lane
- Southbound: one left-turn lane, one shared through/right-turn lane
- Eastbound: one left-turn lane, three through lanes, one right-turn lane
- Westbound: one left-turn lane, three through lanes, one right-turn lane

The intersection of Rice Road (NS) at Seta Street (EW) shall be improved to provide the following geometrics:

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

The intersection of Rice Road (NS) at Old Newport Road (EW) shall be improved to provide the following geometrics:

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

The intersection of Seta Street (NS) at Domenigoni Parkway (EW) shall be signalized and improved to provide the following geometrics:

- Northbound: one left-turn lane, one shared through/right-turn lane
- Southbound: one left-turn lane, one shared through/right-turn lane
- Eastbound: one left-turn lane, three through lanes, one right-turn lane
- Westbound: one left-turn lane, three through lanes, one right-turn lane

The intersection of Project Driveway (NS) at Domenigoni Parkway (EW) shall be improved to provide the following geometrics:

- Northbound: one right-turn lane
- Southbound: one right-turn lane

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 13 0030-Transportation-SP - SP288A2/GEOMETRICS (cont.)

Eastbound: three through lanes, one right-turn lane

Westbound: three through lanes, one right-turn lane

NOTE: This intersection is restricted to right-in/right-out turning movements. Applicant shall provide appropriate channelization to enforce this turning movement restriction.

The intersection of Winchester Road (SR-79) (NS) at Project Driveway (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one through lane

Southbound: one shared through/right-turn lane

Eastbound: one right-turn lane

Westbound: N/A

NOTE: This intersection is restricted to right-in/right-out turning movements. Applicant shall provide appropriate channelization to enforce this turning movement restriction.

The intersection of Winchester Road (SR-79) (NS) at Domenigoni Parkway (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes, one right-turn lane with overlap

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

Eastbound: two left-turn lanes, three through lanes, one right-turn lane

Westbound: two left-turn lanes, three through lanes, one right-turn lane

Or as approved by the Transportation Department.

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

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

Transportation. 14 0030-Transportation-SP - SP288A2/INTERCONNECT

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Winchester Road (SR-79) (NS) at Domenigoni Parkway (EW) to the signal at Seta Street (NS) and Domenigoni Parkway (EW) and to the signal at Rice Road (NS) and Domenigoni Parkway (EW).

The traffic signal at Winchester Road (SR-79) (NS) at Domenigoni Parkway (EW) shall be ultimately interconnected with a signal at Seta Street and Rice Road. The project proponent shall provide interconnect along the project frontage and shall make all provisions necessary for the ultimate interconnections.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 14 0030-Transportation-SP - SP288A2/INTERCONNECT
(cont.)

Or as approved by the Transportation Department.

Transportation. 15 0030-Transportation-SP - SP288A2/SIGNALS

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

Signals not eligible for fee credit:

Seta Street (NS) at Domenigoni Parkway (EW)

Winchester Road (SR-79) (NS) at Domenigoni Parkway (EW)
(signal modification for additional lanes)

Signals eligible for fee credit only if constructed in the ultimate location:

Rice Road (NS) at Domenigoni Parkway (EW)

Or as approved by the Transportation Department.

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

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

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP - HAZARDOUS
MATERIALS

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

Waste Resources. 2 0010-Waste Resources-MAP - LANDSCAPE
PRACTICES

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

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-MAP - LANDSCAPE
PRACTICES (cont.)

through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

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

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50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-MAP - SOLID WASTE SERVICE Not Satisfied

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

050 - E Health. 2 0050-E Health-MAP - WATER & SEWER WILL SERVE Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

Fire

050 - Fire. 1 0050-Fire-MAP-#43-ECS-ROOFING MATERIAL Not Satisfied

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

050 - Fire. 2 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

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

050 - Fire. 3 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

050 - Fire. 4 0050-Fire-MAP-#7-ECS-HAZ FIRE AREA Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.7.

050 - Fire. 5 0050-Fire-MAP-#88-ECS-AUTO/MAN GATES Not Satisfied

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

Flood

050 - Flood. 1 0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY Not Satisfied

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

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary

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50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY (cont.) Not Satisfied

title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

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

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

050 - Flood. 2 0050-Flood-MAP ADP FEES Not Satisfied

A notice of drainage fees shall be placed on the Environmental Constraint Sheet (ECS) to accompany the final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Salt Creek-Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plans which have been adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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

050 - Flood. 3 0050-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied

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.

050 - Flood. 4 0050-Flood-MAP ONSITE EASE ON FINAL MAP Not Satisfied

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

050 - Flood. 5 0050-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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

050 - Flood. 6 0050-Flood-MAP SUBMIT PLANS Not Satisfied

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

Planning

050 - Planning. 1 0050-Planning-MAP - AG/DAIRY NOTIFICATION Not Satisfied

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Planning

050 - Planning. 1 0050-Planning-MAP - AG/DAIRY NOTIFICATION (cont.) Not Satisfied

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

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

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

050 - Planning. 2 0050-Planning-MAP - ANNEX TO PARK DISTRICT Not Satisfied

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

050 - Planning. 3 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied

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.

050 - Planning. 4 0050-Planning-MAP - ECS DEBRIS FLOW Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential debris flow and rockfall hazards. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2288, contain areas of potential debris flow and/or rockfall hazards. These areas must be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained protect against erosion and future potential slope failure.

This condition implements condition 30.PLANNING.5 of the SPECIFIC PLAN.

050 - Planning. 5 0050-Planning-MAP - ECS LIQUEFACTION Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

'This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2288, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site.'

This condition implements condition 30.PLANNING.4 of the SPECIFIC PLAN.

050 - Planning. 6 0050-Planning-MAP - ECS NOTE DAM INUNDATION Not Satisfied

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

DAM INUNDATION AREA - This property is located downstream of Diamond Valley Lake 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.

050 - Planning. 7 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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Planning

050 - Planning. 7 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont.) Not Satisfied

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."

050 - Planning. 8 0050-Planning-MAP - ECS PIT/MINE SHAFT Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. A note shall be placed on the ECS as follows:

An approximately 5-foot by 5-foot by 15-foot deep pit/mine shaft exists in the bedrock within the hillside located at the southwestern portion of the site (within Planning Area 12). This pit/mine shaft must be backfilled or otherwise secured and eliminated as a hazard as part of site development.

This condition implements condition 30.PLANNING.6 of the SPECIFIC PLAN.

050 - Planning. 9 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

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

050 - Planning. 10 0050-Planning-MAP - FEE BALANCE Not Satisfied

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.

050 - Planning. 11 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 12 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

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

050 - Planning. 13 0050-Planning-MAP - QUIMBY FEES (1) Not Satisfied

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

050 - Planning. 14 0050-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until Specific Plan No. 288 Substantial Conformance No. 1 and Change of Zone No. 7947 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

050 - Planning. 15 0050-Planning-MAP - SURVEYOR CHECK LIST Not Satisfied

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

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to

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50. Prior To Map Recordation

Planning

050 - Planning. 15	0050-Planning-MAP - SURVEYOR CHECK LIST (cont.)	Not Satisfied
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size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 2,800 square feet in Planning Area 10, 3,500 square feet in Planning Area 14, and 2,400 square feet in Planning Area 16.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Specific Plan (SP 288) zone, and with the Riverside County General Plan.

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

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

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

050 - Planning. 16	0050-Planning-MAP - WASTE RECYC - MM D.8-3	Not Satisfied
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Prior to recordation of the first subdivision map on the property, a comprehensive waste recycling program for the project shall be submitted and approved by Riverside County Waste Resources Management District.

This condition implements condition 30.PLANNING.60 of the SPECIFIC PLAN.

050 - Planning. 17	0050-Planning-PRJ - SP AG/DAIRY NOTICE	Not Satisfied
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PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

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

050 - Planning. 18	0050-Planning-PRJ - SP CC&R PRI COMN AREA	Not Satisfied
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If the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each

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50. Prior To Map Recordation

Planning

050 - Planning. 18

0050-Planning-PRJ - SP CC&R PRI COMN AREA (cont.)

Not Satisfied

individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

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

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

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

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

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

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

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

050 - Planning. 19

0050-Planning-PRJ - SP CC&R PUB COMN AREA

Not Satisfied

If the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of

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50. Prior To Map Recordation

Planning

050 - Planning. 19

0050-Planning-PRJ - SP CC&R PUB COMN AREA (cont.)

Not Satisfied

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

In the event that the 'common area', or any part thereof, is conveyed to the POA, 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 or the County's successor-in-interest. The POA shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

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

This condition implements condition 30.PLANNING.27 of the SPECIFIC PLAN.

050 - Planning. 20

0050-Planning-PRJ - SP COMMON AREA MAIN

Not Satisfied

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

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

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

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

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50. Prior To Map Recordation

Planning

050 - Planning. 20 0050-Planning-PRJ - SP COMMON AREA MAIN (cont.) Not Satisfied

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: park areas, basins, expanded parkway, entry monuments, paseos, and other open space areas.

This condition implements condition 30.PLANNING.26 of the SPECIFIC PLAN.

050 - Planning. 21 0050-Planning-PRJ - SP PARK AGENCY REQD Not Satisfied

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

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

050 - Planning. 22 0050-Planning-SP *- CC&R RES PUB COMMON AREA Not Satisfied

If the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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

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

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

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

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

In the event that the 'common area', or any part thereof, is conveyed to the POA, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer

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Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied

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.

050 - Transportation. 2 0050-Transportation-MAP - CALTRANS 2 Not Satisfied

A copy of the final map shall be submitted to Caltrans, District 08, Post Office Box 231, San Bernardino, California 92403; Attention: Project Development, for review and approval prior to recordation.

050 - Transportation. 3 0050-Transportation-MAP - CONSTRUCT RAMP Not Satisfied

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

050 - Transportation. 4 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied

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

050 - Transportation. 5 0050-Transportation-MAP - DEDICATIONS Not Satisfied

Seta Street (Public Road) is designated as COLLECTOR STREET and shall be improved with 44' full-width AC pavement and 6" concrete curb and gutter within the 74 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (44'/74')

NOTE:

- 1. A 6' sidewalk shall be constructed within the 15' parkway per Standard No. 103, Ordinance 461.

Rice Road (Newport Road to Domenigoni Parkway), (Public Road), along project boundary is designated MAJOR HIGHWAY and shall be improved with 76'-98' full-width AC pavement, 8" concrete curb and gutter (both sides), within a 118'-140' full-width dedicated right-of-way in accordance with County Standard No. 93, pages (1 of 2) and (2 of 2), Ordinance 461.

NOTES:

- 1. A 5' concrete meandering sidewalk shall be constructed within the 21' parkway.
- 2. Rice Road at Newport Road intersection shall be improved with 81' AC pavement over 123' right-of-way per Standard No. 93, pages (1 of 2) and (2 of 2), Ordinance 461.
- 3. Rice Road at Domenigoni Parkway intersection shall be improved with 98' AC pavement over 140' right-of-way per Standard No. 93, pages (1 of 2) and (2 of 2), Ordinance 461.
- 4. Coordinate improvements with MS4302 (IP150019) and TR31632.

050 - Transportation. 6 0050-Transportation-MAP - EXISTING CURB & GUTTER Not Satisfied

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Domenigoni Parkway shall be constructed within the

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050 - Transportation. 6 0050-Transportation-MAP - EXISTING CURB & GUTTER (cont.) Not Satisfied

dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, part E, page 10 of the "Policies and Guidelines" available on the internet at:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>.

If you have any questions, please call the Plan Check Section at (951) 955-6527.

050 - Transportation. 7 0050-Transportation-MAP - IMP PLANS Not Satisfied

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>

050 - Transportation. 8 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

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.

050 - Transportation. 9 0050-Transportation-MAP - LANDSCAPING/TRAILS Not Satisfied

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 Winchester Road (SH-79), Rice Road, Domenigoni Parkway, Newport Road (east of street "P"), Seta Street, street "A" at entry, street "G" at entry, and street "J" (between Rice Road to street "O").

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.

050 - Transportation. 10 0050-Transportation-MAP - LC LNDSCP COMMON AREA MA Not Satisfied

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

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

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

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

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050 - Transportation. 10 0050-Transportation-MAP - LC LNDSCP COMMON AREA MA (cont.) Not Satisfied

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

050 - Transportation. 11 0050-Transportation-MAP - LIGHTING PLAN Not Satisfied

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.

050 - Transportation. 12 0050-Transportation-MAP - PART-WIDTH Not Satisfied

E. Newport Road (Public Road) along project boundary (from Winchester Road (SH-79) to west project boundary) shall be improved with 8" concrete curb and gutter (project side), 58'-63' feet part-width AC pavement (38'-43' on the project side and 20' on opposite side of the centerline) within the 79'-84' part-width dedicated right-of-way minimum (59'-64' on the project side and 20' on the other side of the centerline) as directed by the Director of Transportation and in accordance with County Standard No. 93, Ordinance 461.

NOTES:

1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404, Ordinance 461.
2. E. Newport Road at Rice Road intersection shall be improved with 58' to 75' part-width AC pavement over 79' to 96' part-width right-of-way, minimum, per Standard No. 93, pages (1 of 2) and (2 of 2), Ordinance 461.
3. Newport Road from Rice Road to westerly project boundary shall be improved with 58' part-width AC pavement over 79' part-width right-of-way, minimum, per Standard No. 93, Ordinance 461.
4. The project proponent shall obtain the required off-site right-of-way for required road improvements and off-site grading easement prior to final map recordation or commencement of construction, whichever comes first.
5. Lot access shall be restricted on Newport Road and so noted on the final map with the exception of lot 299.

050 - Transportation. 13 0050-Transportation-MAP - PRIVATE STREETS (Part 1) Not Satisfied

Street "S" and portion of street "P" (Entry) are reserved private streets and shall be improved with 46' full-width AC pavement and 6" concrete curb & gutter within the 56 foot full-width reserved private road easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (46'/56') (Modified for increased improvements from 36' to 46' AC pavement and reduced parkway from 10' to 5'). The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTES:

1. A 5' sidewalk shall be constructed adjacent the curb line within the 5' parkway.
2. A 6' raised curb landscaped entry media shall be constructed at the centerline of the street.
3. The nose of median shall be 35' radial from the flow line.

Street "G" and street "A" (Entry) are reserved private ENTRY STREETS and shall be improved with 46' full-width AC pavement and 6" concrete curb and gutter within the 74 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (46'/74') (Modified for increased improvements from 44' to 46' AC pavement and reduced parkway from 15' to 14'.)

NOTES:

1. A 5' sidewalk shall be constructed within the 14' parkway per Standard No. 103, Ordinance 461.
2. A 6' raised curb landscaped entry media shall be constructed at the centerline of the street.
3. The nose of median shall be 35' radial from the flow line.

Street "O" (street "K" to street "J"), street "K" (street "O" to cul-de-sac bulb), and portion of street "J" (Rice Road to street "O") are reserved private streets and shall be improved with 44' full-width AC pavement and 6" concrete curb

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050 - Transportation. 13 0050-Transportation-MAP - PRIVATE STREETS (Part 1) (cont.) Not Satisfied

and gutter within the 66 foot full-width reserved private road easement in accordance with County Standard No. 104, Section "A", Ordinance 461. (44'/66') (Modified for 5' sidewalk on both sides.) The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE:

1. A 5' sidewalk shall be constructed adjacent the right-of-way line within the 11' parkway. Street "I", and a portion of street "J" and "A" are reserved private streets and shall be improved with 36' full-width AC pavement and 6" concrete curb and gutter within the 56 foot full-width reserved private road easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56'). The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE:

1. A 5' sidewalk shall be constructed adjacent the right-of-way line within the 11' parkway. Streets "L", "M", "N", "AA", "GG", part of street "K", and unnamed private roads are reserved private streets and shall be improved with 32' full-width AC pavement and 6" concrete curb and gutter within the 44 foot full-width reserved private road easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (32'/44'). (Modified for reduced improvements from 36' to 32' AC pavement and reduced right-of-way from 56' to 44'). The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

050 - Transportation. 14 0050-Transportation-MAP - PRIVATE STREETS (Part 2) Not Satisfied

NOTE:

1. A 6' sidewalk shall be constructed adjacent the curb line within the 6' parkway. Streets "B", "C", "E", "D", "Q", "R", "T", "U", and portion of street "P" are reserved private streets and shall be improved with 36' full-width AC pavement and 6" concrete curb and gutter within the 46 foot full-width reserved private road easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/46'). (Modified for reduced right-of-way from 56' to 46'.) The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTES:

- 1. A 5' sidewalk shall be constructed adjacent the curb line within the 5' parkway.
- 2. All reserved private streets shall be improved per Amended Exhibit No. 2, dated 4/19/2017.

050 - Transportation. 15 0050-Transportation-MAP - SOILS 2 Not Satisfied

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

050 - Transportation. 16 0050-Transportation-MAP - ST DESIGN/IMPRV CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with TR31633.

050 - Transportation. 17 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

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

050 - Transportation. 18 0050-Transportation-MAP - TS/DESIGN Not Satisfied

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

Signals not eligible for fee credit:

Seta Street (NS) at Domenigoni Parkway (EW)

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

Rice Road (NS) at Domenigoni Parkway (EW)

Or as approved by the Transportation Department.

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050 - Transportation. 18 0050-Transportation-MAP - TS/DESIGN (cont.) Not Satisfied

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

050 - Transportation. 19 0050-Transportation-MAP - TS/GEOMETRICS (Part 1) Not Satisfied

The intersection of Rice Road at Domenigoni Parkway shall be improved with a traffic signal and to provide the following geometrics:

- Northbound: One left turn lane. One through lane. One shared through and right turn lane.
- Southbound: One left turn lane. One shared through and right turn lane.
- Eastbound: One left turn lane. Two through lanes. One shared through and right turn lane.
- Westbound: One left turn lane. Three through lanes. One right turn lane.

The intersection of Seta Street at Domenigoni Parkway shall be improved with a traffic signal and to provide the following geometrics:

- Northbound: One left turn lane. One right turn lane.
- Southbound: Not applicable.
- Eastbound: Three through lanes. One right turn lane.
- Westbound: One left turn lane. Three through lanes.

The intersection of Winchester Road (SR-79) at Domenigoni Parkway shall be improved to provide the following geometrics:

- Northbound: One left turn lane. Two through lanes. One right turn lane.
- Southbound: One left turn lane. Two through lanes. One right turn lane.
- Eastbound: Two left turn lanes. Three through lanes. One right turn lane.
- Westbound: Two left turn lanes. Three through lanes. One right turn lane.

The intersection of Rice Road at "A" Street shall be improved to provide the following geometrics:

- Northbound: One through lane. One shared through and right turn lane.
- Southbound: One left turn lane. Two through lanes.
- Eastbound: Not Applicable.
- Westbound: One shared left and right turn lane. Stop controlled.

The intersection of Rice Road at Seta Street shall be improved to provide the following geometrics:

- Northbound: One through lane. One shared through and right turn lane.
- Southbound: One left turn lane. Two through lanes.
- Eastbound: Not Applicable.
- Westbound: One shared left and right turn lane. Stop controlled.

The intersection of Rice Road at "I" Street shall be improved to provide the following geometrics:

- Northbound: One through lane. One shared through and right turn lane.
- Southbound: One left turn lane. Two through lanes.
- Eastbound: Not Applicable.
- Westbound: One shared left and right turn lane. Stop controlled.

The intersection of Rice Road at "J" Street shall be improved to provide the following geometrics:

- Northbound: One through lane. One shared through and right turn lane.
- Southbound: One left turn lane. Two through lanes.
- Eastbound: Not Applicable.
- Westbound: One shared left and right turn lane. Stop controlled.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 19

0050-Transportation-MAP - TS/GEOMETRICS (Part 1) (cont.)

Not Satisfied

The intersection of Rice Road at East Newport Road shall be improved to provide the following geometrics:

Northbound: Not Applicable

Southbound: Two left turn lanes. One right turn lane.

Eastbound: One shared left turn and through lane.

Westbound: One through lane. One right turn lane.

Or as approved by the Transportation Department.

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

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

050 - Transportation. 20

0050-Transportation-MAP - TS/GEOMETRICS (Part 2)

Not Satisfied

Should the project be phased the roadway improvements shall be constructed in accordance with the following phasing:

Phase I Roadway Improvements:

- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to project boundary line.
- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase I, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; Rice Road and "A" Street; and Rice Road and Seta Street.

Phase II Roadway Improvements:

- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to project boundary line.
- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to project boundary line.
- Construct partial width improvements on the northerly side of East Newport Road at its ultimate cross section as a major highway adjacent to project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase II, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; Rice Road and "A" Street; Rice Road and Seta Street; Rice Road and "I" Street; Rice Road and "J" Street; and Rice Road and East Newport Road.

Phase III Roadway Improvements:

- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to project boundary line.
- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to project boundary line.
- Construct partial width improvements on the northerly side of East Newport Road at its ultimate cross section as a major highway adjacent to project boundary line.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 20 0050-Transportation-MAP - TS/GEOMETRICS (Part 2) (cont.) Not Satisfied

- Construct partial width improvements on the easterly & westerly side of Rice Road at its ultimate Cross section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase III, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; Rice Road and "A" Street; Rice Road and "S" Street; and Rice Road and East Newport Road.

050 - Transportation. 21 0050-Transportation-MAP - TS/GEOMETRICS (Part 3) Not Satisfied

Phase IV Roadway Improvements:

- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase IV, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; and Rice Road and "A" Street.

Phase V Roadway Improvements:

- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase V, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; and Rice Road and Seta Street.

050 - Transportation. 22 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

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

050 - Transportation. 23 0050-Transportation-MAP- SIGNING & STRIPING PLAN Not Satisfied

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.

050 - Transportation. 24 0050-Transportation-MAP-EXISTING CALTRANS MAINT'D Not Satisfied

Winchester Road (SH-79) is a paved CALTRANS maintained road designated EXPRESSWAY and shall be improved with 56' half-width AC pavement and 20' median, and matching up asphalt concrete paving, reconstruction or resurfacing of existing paving as determined by CALTRANS within the 110' half-width dedicated right-of-way in accordance with County Standard No. 82, pages (1 of 2) and (2 of 2), Ordinance 461.

NOTES:

1. Street improvement plans along Winchester Road (SH-79) shall be submitted to CALTRANS for review and approval.
2. Parkway improvement plan along Winchester Road (SH-79) shall be submitted to County Transportation Department for review and approval.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 24 0050-Transportation-MAP-EXISTING CALTRANS MAINT'D (cont.) Not Satisfied

050 - Transportation. 25 0050-Transportation-MAP-LINE-OF-SIGHT EASEMENT/SUR Not Satisfied

In order to secure adequate sight distance along lots 56, 71, 109-112, OS lot "N", "M", and OS lot "I", no trees, walls or any other obstructions over 2 feet high shall be allowed per County Standard No. 821, Ordinance 461, in the limited use area.

Note:

The developer/owner of TR37119 has the responsibility to educate and display this condition of approval to the prospective home buyers.

050 - Transportation. 26 0050-Transportation-MAP-OFF-SITE PHASING ACCESS RD Not Satisfied

Should project proponent choose to phase any portion of this project, the project proponent shall provide two independent off-site access roads to County maintained roads. Said off-site access roads shall be 32' AC pavement, minimum, on 60' dedicated right-of-way or as determined by the Director of Transportation.

050 - Transportation. 27 0050-Transportation-USE - TUMF CREDIT AGREEMENT Not Satisfied

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.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied

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.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

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.

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

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.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT (cont.) Not Satisfied

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.

060 - BS-Grade. 6 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied

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

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

060 - BS-Grade. 7 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

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

060 - BS-Grade. 8 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

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

060 - BS-Grade. 9 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

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.

060 - BS-Grade. 10 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

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.

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Tract Map 37119 is located within the limits of both the Salt Creek Channel - Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plans for which drainage fees have been adopted.

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES (cont.) Not Satisfied

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.

060 - Flood. 2 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied

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.

060 - Flood. 3 0060-Flood-MAP PHASING Not Satisfied

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and include the necessary water quality features to mitigate the impacts of each phase which shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows for each phase shall be required prior to the recordation of the final map.

060 - Flood. 4 0060-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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

060 - Flood. 5 0060-Flood-MAP SUBMIT PLANS Not Satisfied

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.

Planning

060 - Planning. 1 0060-Planning-MAP - CRMP REQUIRED (Part 1) Not Satisfied

PRIOR TO ISSUANCE OF GRADING PERMITS: The applicant/developer shall ensure that a County certified professional archaeologist has been contracted to develop and implement a Cultural Resource Monitoring Program (CRMP) for all ground disturbing activities to be conducted for the development of this site. A CRMP shall be developed that addresses the details of all resource monitoring 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 for the treatment of 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. The CRMP shall include detailed information on, but shall not be limited to, the following:
Archaeological Monitors - An adequate number of qualified archaeological monitors shall be present during all ground disturbing activities associated with site development, including all project-related off-site improvements, to ensure these activities are adequately observed and documented relative to the required mitigation measures to be employed during site grading activities and for the presence of any previously unanticipated cultural resources that may be unearthed. Inspection of excavations 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 monitoring Tribe shall attend the pre-grading meeting with the project contractors to provide cultural sensitivity training (training) for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the

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Planning

060 - Planning. 1	0060-Planning-MAP - CRMP REQUIRED (Part 1) (cont.)	Not Satisfied
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surrounding area; the areas of the site that are to be avoided; the areas of the site that require controlled grading techniques; what resources could potentially be identified during earthmoving activities; the requirements of the CRMP; the protocols that apply in the event unanticipated 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 maintained and shall be included as an exhibit or appendix to the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified 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 the 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. Further, 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.

060 - Planning. 2	0060-Planning-MAP - CRMP REQUIRED (Part 2)	Not Satisfied
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Feature Relocation - Site(s) CA-RIV-10228, CA-RIV-10233, CA-RIV-10234, CA-RIV-10235, CA-RIV-10236, CA-RIV-10253, CA-RIV-5461, CA-RIV-5462, CA-RIV-5789, CA-RIV-5792, CA-RIV-5829, CA-RIV-7396, CA-RIV-7907, AND CA-RIV-8146 cannot be avoided through Project redesign. Hence, the Project Supervisor, Project Archaeologist and County Archaeologist shall meet onsite to determine the strategy for relocating these features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to commence and using professional archaeological methods, photo documentation of each feature in situ shall occur and any visible artifacts shall be recovered and recorded. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature shall be prepared. All relocation information shall be included in the Phase IV Monitoring Report.

Controlled Grading- The bedrock milling features at cultural site CA-RIV-10228, CA-RIV-10233, CA-RIV-10234, CA-RIV-10235, CA-RIV-10236, CA-RIV-10253, CA-RIV-5461, CA-RIV-5462, CA-RIV-5789, CA-RIV-5792, CA-RIV-5829, CA-RIV-7396, CA-RIV-7907, AND CA-RIV-8146 will be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading plan will be developed by the Project Archaeologist to ensure the systematic removal of the ground surface surrounding these features are monitored to allow for the identification, documentation and recovery of any potential subsurface cultural deposits that may be present in close proximity to these features. Results of all controlled grading activities shall be included in the Phase IV monitoring report.

Temporary Fencing - Temporary fencing shall be required during any and all grading activities for the protection of cultural site(s) CA-RIV-10229, CA-RIV-10230, CA-RIV-10232, CA-RIV-5790, CA-RIV-5795, CA-RIV-5797, CA-RIV-8146, and CA-RIV-6907. Prior to commencement of brushing and grading, the project archaeologist shall identify the site boundaries for each of these sites and determine an adequate buffer for protection of the site(s). Upon approval of these buffers by the County Archaeologist, the applicant shall direct the installation of the temporary fencing under the guidance of the project archaeologist. The fencing shall remain in-place until all grading operations have been completed.

Artifact Disposition - The landowner(s) shall relinquish ownership of all cultural resources, with the exception of sacred items, burial goods, and Human Remains. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and certain procedures shall be followed. All archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), will be curated at the Western Science Center and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, to the Western Center and are to be accompanied by payment of the fees necessary for

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60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 2 0060-Planning-MAP - CRMP REQUIRED (Part 2) (cont.) Not Satisfied
permanent curation at the Western Center. Evidence of curation shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. This letter shall be included in the appendix of the Phase IV Cultural Resources Monitoring Report.
- 060 - Planning. 3 0060-Planning-MAP - FEATURE DOCUMENTATION Not Satisfied
PRIOR TO ISSUANCE OF GRADING PERMITS: Full documentation of all bedrock milling feature that cannot be avoided through Project redesign [CA-RIV-10228, CA-RIV-10233, CA-RIV-10234, CA-RIV-10235, CA-RIV-10236, CA-RIV-10253, CA-RIV-5461, CA-RIV-5462, CA-RIV-5789, CA-RIV-5792, CA-RIV-5829, CA-RIV-7396, CA-RIV-7907, AND CA-RIV-8146] shall be completed. This condition shall be cleared upon receipt of a letter from the archaeological consultant to the County Archaeologist verifying that this work has been completed. All information gathered and specific details concerning this work shall be included in the final Phase IV report.
- 060 - Planning. 4 0060-Planning-MAP - FEE BALANCE Not Satisfied
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.
- 060 - Planning. 5 0060-Planning-MAP - GRADING DSGN - MM C.2-2 Not Satisfied
All grading activities shall be in substantial conformance with the overall Conceptual Grading Plan of the SPECIFIC PLAN and shall implement all the grading-related recommendations in the Geotechnical Investigation Report prepared by the Garret Group, LLC, and the supplemental Geologic Update prepared by Petra Geotechnical, Appendix B.

This condition implements condition 30.PLANNING.66 of the SPECIFIC PLAN.
- 060 - Planning. 6 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied
The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county TLMA - 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.
- 060 - Planning. 7 0060-Planning-MAP - NATIVE AMERICAN MONITOR Not Satisfied
Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the appropriate tribe for 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 identification, evaluation, and potential recovery of cultural resources.
The developer/permit applicant shall submit a fully executed copy of the agreement 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.
- 060 - Planning. 8 0060-Planning-MAP - NATURAL TERR - MM C.2-7 Not Satisfied
The graded form shall reflect natural terrain in conference with General Plan slope grading practices.

This condition implements condition 30.PLANNING.70 of the SPECIFIC PLAN.
- 060 - Planning. 9 0060-Planning-MAP - NPDES COMPLIANCE (2) Not Satisfied
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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 9 0060-Planning-MAP - NPDES COMPLIANCE (2) (cont.) Not Satisfied
complied with the current County requirements regarding the NPDES Construction General Permit.

060 - Planning. 10 0060-Planning-MAP - NPDES DRAIN - MM C.2-8 Not Satisfied

Potential brow ditches, terrace drains, or other minor swales shall be lined with natural erosion control materials or concrete and shall comply with NPDES "Best Management Practices.

This condition implements condition 30.PLANNING.71 of the SPECIFIC PLAN.

060 - Planning. 11 0060-Planning-MAP - PALEO PRIMP/MONITOR Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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060 - Planning. 11	0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.)	Not Satisfied
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the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 12	0060-Planning-MAP - REQUIRED APPLICATIONS	Not Satisfied
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No grading permits shall be issued until Specific Plan No. 288 Substantial Conformance No. 1 and Change of Zone No. 7947 have been approved and adopted by the Board of Supervisors and have been made effective.

060 - Planning. 13	0060-Planning-MAP - SLOPE LS - MM C.2-12	Not Satisfied
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Where cut and fill slopes are created higher than ten feet, detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to grading plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.

This condition implements condition 30.PLANNING.73 of the SPECIFIC PLAN.

060 - Planning. 14	0060-Planning-MAP - SLOPES ROUND - MM C.2-11	Not Satisfied
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The toes and tops of all slopes higher than ten feet shall be rounded with curves with radii designed in proportion to the total height of the slope where drainage and stability permits such rounding.

This condition implements condition 30.PLANNING.72 of the SPECIFIC PLAN.

060 - Planning. 15	0060-Planning-MAP - SOILS/GEOTECH - MM C.2-4	Not Satisfied
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Prior to initial grading activities, a detailed soils report and geotechnical study shall be prepared which analyzes on-site soil conditions and slope stability and includes appropriate measures to control erosion and dust.

This condition implements condition 30.PLANNING.67 of the SPECIFIC PLAN.

060 - Planning. 16	0060-Planning-MAP - TIER 2 - MM AIR 1	Not Satisfied
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To reduce construction equipment emissions during site grading in Phase 1, the contractor's fleet of off-road diesel-powered construction equipment greater than 25 hp shall meet the Tier 2 off-road emissions standards or better. Prior to issuance of grading permits, proof of compliance shall be provided to the County in Project construction specifications, which shall include, but is not limited to, a copy of each unit's certified tier specification.

This condition implements condition 30.PLANNING.61 of the SPECIFIC PLAN.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 16	0060-Planning-MAP - TIER 2 - MM AIR 1 (cont.)	Not Satisfied
060 - Planning. 17	0060-Planning-PRJ - SP SKR FEE CONDITION	Not Satisfied

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, the applicant 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 161.67 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

This condition implements 30.PLANNING.34 of the SPECIFIC PLAN.

Transportation

060 - Transportation. 1	0060-Transportation-MAP - CREDIT/REIMBURSEMENT	Not Satisfied
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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 pre-approved 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/Rad-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

060 - Transportation. 2	0060-Transportation-MAP - SUBMIT GRADING PLAN	Not Satisfied
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When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

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

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

Standard plan check turnaround time is 10 working days.

060 - Transportation. 3	0060-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP	Not Satisfied
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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 pre-approved 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.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 0060-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP (cont.) Not Satisfied

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>.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - GRADED UNDEV - MM C.2-14 Not Satisfied

Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained.

This condition implements condition 30.PLANNING.74 of the SPECIFIC PLAN.

070 - Planning. 2 0070-Planning-MAP - PHASE IV CULTURAL RPT Not Satisfied

PRIOR TO GRADING PERMIT FINAL: A Phase IV Cultural Resources Monitoring Report shall be prepared for all ground disturbing activities associated with this grading permit. This report shall follow the County of Riverside Planning Department's Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include documentary evidence of the required pre-grade cultural sensitivity training, documentary evidence of all feature relocations, results of all residue analysis and site/feature testing that may have been performed, and documentary evidence of all materials accessioned to the Western Center. In the event this project is phase-graded, a Phase IV report shall be required prior to grading final for each grading permit for each phase of grading. Each subsequent grading permit Phase IV report shall add onto the previous Phase IV report with the accumulated information for the current grading permit Phase IV information/documentation. Hence, the final-phase-of-grading Phase IV report will represent a comprehensive report containing the collection of data, documentation and analysis of all cultural resources monitoring activities performed for this project development.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied

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.

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

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 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.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.) Not Satisfied

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

Fire

080 - Fire. 1 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

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.

080 - Fire. 2 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777
East County- Palm Desert Office 760-863-8886

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Tract Map 37119 is located within the limits of both the Salt Creek Channel - Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plans 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.

080 - Flood. 2 0080-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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

080 - Flood. 3 0080-Flood-MAP SUBMIT PLANS Not Satisfied

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

Planning

080 - Planning. 1 0080-Planning-MAP - ACOUSTICAL STUDY Not Satisfied

Once precise grading and architectural plans are made available, and prior to building permit issuance, a final acoustical impact analysis shall be performed for each planning area within the Crossroads in Winchester SPA No. 2. The final acoustical impact analysis shall be utilized to confirm this preliminary acoustical impact analysis' findings and to determine building- and/or unit-specific interior noise levels and potential mitigation measures

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-MAP - ACOUSTICAL STUDY (cont.) Not Satisfied

necessary for the Project to ensure interior noise levels will be consistent with County standards. In general, the following principles should be followed:

- Loading areas will be located away from any adjacent residential uses and will be screened as necessary to reduce noise impacts.
- Block walls will be required as necessary to separate loud commercial and park activities from adjacent residential uses.
- Outdoor mechanical equipment will be screened with noise-attenuating barriers.
- The commercial and community park parking lots should be located away from residential and other noise sensitive uses.
- Additional rear yard setbacks, where appropriate, for residential uses which back up to the commercial or parks.
- Within the community parks, facilities for active recreational uses-such as basketball courts and playgrounds-should be located away from residential lots to the extent feasible. As part of the development plan review process for any portion of the proposed Project that proposes loading docks, an analysis shall be done to determine the potential noise impacts to adjacent properties and the loading docks shall be sited or designed such that the applicable noise standards of the adjacent properties are not exceeded.

This condition implements SPECIFIC PLAN condition 30.PLANNING.81 and MM C.5-6 of the SPECIFIC PLAN EIR.

080 - Planning. 2 0080-Planning-MAP - CONFORM FINAL SITE PLAN Not Satisfied

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.

080 - Planning. 3 0080-Planning-MAP - DRGHT TLRNT - MM D.2-13 Not Satisfied

Where possible, all new landscaping and park plans shall incorporate native, drought-tolerant plant species approved by the County. Mulching shall be used extensively in all landscaped areas. Mulch will improve the water storage capacity of the soil by reducing the evaporation and compaction.

This condition implements condition 30.PLANNING.77 of the SPECIFIC PLAN.

080 - Planning. 4 0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN Not Satisfied

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, the SPECIFIC PLAN, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

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

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

080 - Planning. 5 0080-Planning-MAP - FEE BALANCE Not Satisfied

Plan: TR37119

Parcel: 461220006

80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 0080-Planning-MAP - FEE BALANCE (cont.) Not Satisfied

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.

080 - Planning. 6 0080-Planning-MAP - FNL SITE DEV PLOT PLAN Not Satisfied

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

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

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

LOTS 121-231 as shown on the TENTATIVE MAP are small lots with relatively square proportions with a mix of front and alley loaded access. It is intended that the final site of development for these lots shall make best use of these proportions to enhance living space visibility and minimize garage face visibility to the street or alley. While the TENTATIVE MAP does not specifically include paseo areas on the opposite side of a lot where an alley exists, the incorporation of one is encouraged to allow product with rear garage access from the alley and front pedestrian access via a common paseo area between lots.

The plot plan shall contain the following elements:

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

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

080 - Planning. 7 0080-Planning-MAP - FRONT YARD LANDSCAPING Not Satisfied

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

080 - Planning. 8 0080-Planning-MAP - HIGH EFF LT - MM GHG 3 Not Satisfied

To reduce energy consumption, the Project shall install high efficiency lighting in 50 percent of the Project. A Title 24 worksheet shall be submitted with all building plans to be approved by Building and Safety.

This condition implements condition 30.PLANNING.80 of the SPECIFIC PLAN.

080 - Planning. 9 0080-Planning-MAP - LANDSCAPE PLOT PLAN Not Satisfied

The land divider/permit holder shall file seven sets of a Landscaping and Irrigation Plan to the County Planning Dept. 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 Dept.), along with the

Plan: TR37119

Parcel: 461220006

80. Prior To Building Permit Issuance

Planning

080 - Planning. 9

0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)

Not Satisfied

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 Dept., the developer/permittee shall show evidence to the Planning Dept. 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 Dept. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be opaque up to a minimum height of six feet at maturity.
4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.
5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.
6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.
7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.
8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)
10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually. Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

080 - Planning. 10

0080-Planning-MAP - MODEL HOME COMPLEX

Not Satisfied

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

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

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

Plan: TR37119

Parcel: 461220006

80. Prior To Building Permit Issuance

Planning

080 - Planning. 10 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

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 permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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

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

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

080 - Planning. 11 0080-Planning-MAP - PA 17 PARK CONSTRUCTION Not Satisfied

The park for Planning Area 17 shall be constructed prior to the 1st building permit issuance in Planning Area 16.

This condition implements condition 30.PLANNING.89 of the SPECIFIC PLAN.

080 - Planning. 12 0080-Planning-MAP - PA 8 PARK CONSTRUCTION Not Satisfied

The park for Planning Area 8 shall be constructed prior to the 1st building permit issuance in Planning Area 7 and/or 10.

This condition implements condition 30.PLANNING.87 of the SPECIFIC PLAN.

080 - Planning. 13 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

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.

080 - Planning. 14 0080-Planning-MAP - SUBMIT BUILDING PLANS Not Satisfied

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

080 - Planning. 15 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 16 0080-Planning-MAP - VV FACIL AGMT - MM D.6-6 Not Satisfied

The developer(s) will work with Valley-Wide Recreation and Park District to determine the types of facilities to be installed in the on-site parks. No building permits shall be issued for any project until the developer assures, to the satisfaction of the County Planning Department, that agreement between the developer and Valley-Wide has been reached.

This condition implements condition 30.PLANNING.53 of the SPECIFIC PLAN.

080 - Planning. 17 0080-Planning-MAP - WALLS/FENCING PLOT PLAN Not Satisfied

Plan: TR37119

Parcel: 461220006

80. Prior To Building Permit Issuance

Planning

080 - Planning. 17 0080-Planning-MAP - WALLS/FENCING PLOT PLAN (cont.) Not Satisfied

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.

1. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.
2. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

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

080 - Planning. 18 0080-Planning-PRJ - POST GRADING REPORT Not Satisfied

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with.

This condition implements condition 30.PLANNING.36 of the SPECIFIC PLAN.

080 - Planning. 19 0080-Planning-PRJ - SCHOOL MITIGATION Not Satisfied

PRIOR TO BUILDING PERMITS, impacts to the Hemet Unified School District shall be mitigated in accordance with state law.

This condition implements condition 30.PLANNING.37 of the SPECIFIC PLAN.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

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 Winchester Road (SH-79), Rice Road, Domenigoni Parkway, Newport Road (east of street "P"), Seta Street, street "A" at entry, street "G" at entry, and street "J" (between Rice Road to street "O").
- (2) Streetlights.
- (3) Traffic signals located on Domenigoni Parkway at intersection of Seta Street and Domenigoni Parkway at intersection of Rice Road.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP#

Plan: TR37119

Parcel: 461220006

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied

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

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

When applicable, plans shall include the following components:

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

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD/Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

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

080 - Transportation. 3 0080-Transportation-MAP - LC LANDSCAPE SECURITY Not Satisfied

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

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

080 - Transportation. 4 0080-Transportation-MAP - TS/DESIGN Not Satisfied

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

Signals not eligible for fee credit:
Seta Street (NS) at Domenigoni Parkway (EW)

Plan: TR37119

Parcel: 461220006

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4

0080-Transportation-MAP - TS/DESIGN (cont.)

Not Satisfied

Signals eligible for fee credit if installed in the ultimate location:
Rice Road (NS) at Domenigoni Parkway (EW)

Or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

080 - Transportation. 5

0080-Transportation-MAP - TS/GEOMETRICS (Part 1)

Not Satisfied

The intersection of Rice Road at Domenigoni Parkway shall be improved with a traffic signal and to provide the following geometrics:

Northbound: One left turn lane. One through lane. One shared through and right turn lane.
Southbound: One left turn lane. One shared through and right turn lane.
Eastbound: One left turn lane. Two through lanes. One shared through and right turn lane.
Westbound: One left turn lane. Three through lanes. One right turn lane.

The intersection of Seta Street at Domenigoni Parkway shall be improved with a traffic signal and to provide the following geometrics:

Northbound: One left turn lane. One right turn lane.
Southbound: Not applicable.
Eastbound: Three through lanes. One right turn lane.
Westbound: One left turn lane. Three through lanes.

The intersection of Winchester Road (SR-79) at Domenigoni Parkway shall be improved to provide the following geometrics:

Northbound: One left turn lane. Two through lanes. One right turn lane.
Southbound: One left turn lane. Two through lanes. One right turn lane.
Eastbound: Two left turn lanes. Three through lanes. One right turn lane.
Westbound: Two left turn lanes. Three through lanes. One right turn lane.

The intersection of Rice Road at "A" Street shall be improved to provide the following geometrics:

Northbound: One through lane. One shared through and right turn lane.
Southbound: One left turn lane. Two through lanes.
Eastbound: Not Applicable.
Westbound: One shared left and right turn lane. Stop controlled.

The intersection of Rice Road at Seta Street shall be improved to provide the following geometrics:

Northbound: One through lane. One shared through and right turn lane.
Southbound: One left turn lane. Two through lanes.
Eastbound: Not Applicable.
Westbound: One shared left and right turn lane. Stop controlled.

The intersection of Rice Road at "I" Street shall be improved to provide the following geometrics:

Northbound: One through lane. One shared through and right turn lane.
Southbound: One left turn lane. Two through lanes.
Eastbound: Not Applicable.
Westbound: One shared left and right turn lane. Stop controlled.

Plan: TR37119

Parcel: 461220006

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 0080-Transportation-MAP - TS/GEOMETRICS (Part 1) (cont.) Not Satisfied

The intersection of Rice Road at "J" Street shall be improved to provide the following geometrics:
Northbound: One through lane. One shared through and right turn lane.
Southbound: One left turn lane. Two through lanes.
Eastbound: Not Applicable.
Westbound: One shared left and right turn lane. Stop controlled.

The intersection of Rice Road at East Newport Road shall be improved to provide the following geometrics:
Northbound: Not Applicable
Southbound: Two left turn lanes. One right turn lane.
Eastbound: One shared left turn and through lane.
Westbound: One through lane. One right turn lane.

Or as approved by the Transportation Department.

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

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

080 - Transportation. 6 0080-Transportation-MAP - TS/GEOMETRICS (Part 2) Not Satisfied

Should the project be phased the roadway improvements shall be constructed in accordance with the following phasing:

Phase I Roadway Improvements:

- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to project boundary line.
- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase I, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; Rice Road and "A" Street; and Rice Road and Seta Street.

Phase II Roadway Improvements:

- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to project boundary line.
- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to project boundary line.
- Construct partial width improvements on the northerly side of East Newport Road at its ultimate cross section as a major highway adjacent to project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase II, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; Rice Road and "A" Street; Rice Road and Seta Street; Rice Road and "I" Street; Rice Road and "J" Street; and Rice Road and East Newport Road.

Phase III Roadway Improvements:

- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to project boundary line.
- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to project boundary line.

Plan: TR37119

Parcel: 461220006

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 0080-Transportation-MAP - TS/GEOMETRICS (Part 2) (cont.) Not Satisfied

- Construct partial width improvements on the northerly side of East Newport Road at its ultimate cross section as a major highway adjacent to project boundary line.
- Construct partial width improvements on the easterly & westerly side of Rice Road at its ultimate Cross section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase III, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; Rice Road and "A" Street; Rice Road and "S" Street; and Rice Road and East Newport Road.

080 - Transportation. 7 0080-Transportation-MAP - TS/GEOMETRICS (Part 3) Not Satisfied

Phase IV Roadway Improvements:

- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase IV, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; and Rice Road and "A" Street.

Phase V Roadway Improvements:

- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase V, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; and Rice Road and Seta Street.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WRP) Not Satisfied

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 Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - BMP GPS COORDINATES Not Satisfied

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.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied

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:

Plan: TR37119

Parcel: 461220006

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2

0090-BS-Grade-MAP - PRECISE GRDG APPROVAL (cont.)

Not Satisfied

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

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

090 - BS-Grade. 3

0090-BS-Grade-MAP - PVT RD GDG INSP'S

Not Satisfied

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:

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.

090 - BS-Grade. 4

0090-BS-Grade-MAP - REQ'D GRDG INSP'S

Not Satisfied

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.

Plan: TR37119

Parcel: 461220006

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 4 0090-BS-Grade-MAP - REQ'D GRDG INSP'S (cont.) Not Satisfied

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE Not Satisfied

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.

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D Not Satisfied

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.

090 - BS-Grade. 7 0090-BS-Grade-MAP - WQMP BMP INSPECTION Not Satisfied

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.

090 - BS-Grade. 8 0090-BS-Grade-MAP - WQMP BMP REGISTRATION Not Satisfied

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.

Fire

090 - Fire. 1 0090-Fire-FINAL INSPECTION Not Satisfied

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951) 955-5282

Flood

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION Not Satisfied

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 website: www.rcwatershed.org/about/materials-library.

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.

090 - Flood. 2 0090-Flood-MAP FACILITY COMPLETION Not Satisfied

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

Plan: TR37119

Parcel: 461220006

90. Prior to Building Final Inspection

Transportation

- 090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION (cont.) Not Satisfied
- homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.
- 090 - Transportation. 2 0090-Transportation-MAP - LANDSCAPING Not Satisfied
- 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 Winchester Road (SH-79), Rice Road, Domenigoni Parkway, Newport Road (east of street "P"), Seta Street, street "A" at entry street "G" at entry, and street "J" (between Rice Road to street "O").
- 090 - Transportation. 3 0090-Transportation-MAP - LC COMPLY W/LNDSCP/IRR Not Satisfied
- The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.
- 090 - Transportation. 4 0090-Transportation-MAP - LC LNDSCP INSPECT DEPOSI Not Satisfied
- Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.
- 090 - Transportation. 5 0090-Transportation-MAP - LNDSCP INSPECTION RQMT Not Satisfied
- The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Plan: TR37119

Parcel: 461220006

90. Prior to Building Final Inspection

Transportation

- 090 - Transportation. 5 0090-Transportation-MAP - LNDSCP INSPECTION RQMT (cont.) Not Satisfied
- Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80, TRANS. _____ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90, TRANS. _____ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.
- 090 - Transportation. 6 0090-Transportation-MAP - R & B B D Not Satisfied
- 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 E4 of the Menifee Valley Road and Bridge Benefit District.
- 090 - Transportation. 7 0090-Transportation-MAP - STREETLIGHTS INSTALL Not Satisfied
- Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.
- It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).
- 090 - Transportation. 8 0090-Transportation-MAP - TS/INSTALLATION Not Satisfied
- The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:
- Signals not eligible for fee credit:
Seta Street (NS) at Domenigoni Parkway (EW)
- Signals eligible for fee credit if installed in the ultimate location:
Rice Road (NS) at Domenigoni Parkway (EW)
- Or as approved by the Transportation Department.
- For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.
- 090 - Transportation. 9 0090-Transportation-MAP - TS/INTERCONNECT Not Satisfied
- The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Rice Road (NS) at Domenigoni Parkway (EW) to the signal at Winchester Road (SR-79) (NS) and Domenigoni Parkway (EW).
- The traffic signal at Rice Road (NS) at Domenigoni Parkway (EW) shall be ultimately interconnected with a signal at Leon Road (NS) at Domenigoni Parkway (EW). The project proponent shall provide interconnect along the project frontage and shall make all provisions necessary for the ultimate interconnect between Rice Road and Leon Road.
- Or as approved by the Transportation Department.
- 090 - Transportation. 10 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied
- 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

Plan: TR37119

Parcel: 461220006

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10 0090-Transportation-MAP - UTILITY INSTALL (cont.) Not Satisfied
existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles
offsite in each direction of the project site.

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

090 - Transportation. 11 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

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.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied

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.

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

DATE: June 21, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Fire – Strategic Planning Bureau
Riv. Co. Building & Safety – Grading
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riverside Transit Agency
Winchester MAC
EMWD
CALTRANS District # 8
Santa Ana Reg. Water Quality Board

South Coast Air Quality Management
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
Southern California Edison
Southern California Gas Co.

TENTATIVE TRACT MAP NO. 37119 – EA: 42908 – Applicant: SR Conestoga LLC – Engineer/Representative: Albert Webb and Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium High Density Residential (CD: MHDR), Community Development: High Density Residential (CD: HDR), Open Space: Conservation (OS: C), Open Space: Recreation (OS:R) as reflected in the Specific Plan – Location: westerly of Winchester Road, southerly of Domenigoni Parkway, easterly of Rice Road, northerly of Newport Road - Zoning: SP Zone (SP) as reflected in the Specific Plan – REQUEST: The **TENTATIVE TRACT MAP** is a Schedule “A” subdivision of 166.03 acres into three hundred and ninety-nine (399) single-family residential lots, three (3) open space lots, two (2) park and water quality basin lots, and two (2) lots for future high density residential development. APNs: 461-210-019, 461-220-006, 461-220-005, 461-220-014, 461-220-015, 461-220-018.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on June 30, 2016**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Russell Brady**, Project Planner, at **(951) 955-3025** or email at **rbrady@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

February 1, 2017

Attention: Planning

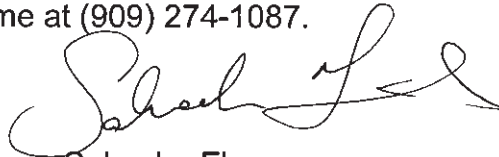
Subject: Tentative Tract Map No. 37119

Please be advised that the division of the property shown on Tentative Tract Map No. 37119 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1087.



Salvador Flores
Title and Real Estate Services
Real Properties

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and SR Conestoga, LLC, a Delaware Limited Liability Company authorized to transact business in California (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APNs 461-220-005, 461-220-006, 461-220-013, 461-220-014, 461-220-015, 461-220-018, and 461-210-019 (“PROPERTY”); and,

WHEREAS, on May 25, 2016, PROPERTY OWNER filed an application for Tract 37119 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
SR Conestoga, LLC
Attn: Jim Lytle
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

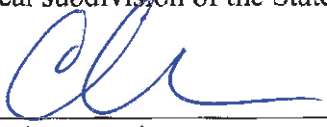
18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable

for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California


By: 
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 6/2/17

PROPERTY OWNER:
SR Conestoga, LLC, A Delaware Limited Liability Company

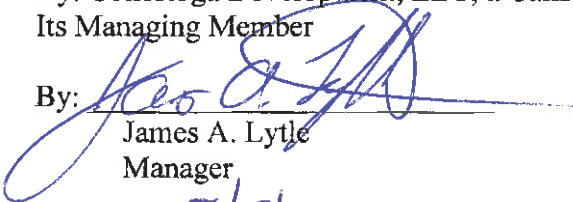
SR Conestoga, LLC, a Delaware Limited Liability Company

By: Strata Conestoga, LLC, a Delaware Limited Liability Company
Its Managing Member

By: 
David C. Michan
Manager

Dated: 5/9/17

By: Conestoga Development, LLC, a California Limited Liability Company
Its Managing Member

By: 
James A. Lytle
Manager

Dated: 5/8/17

FORM APPROVED COUNTY COUNSEL
BY:  5/31/17
MICHELLE CLACK DATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Diego)

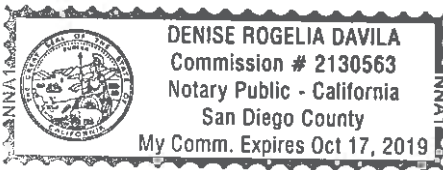
On May 9, 2017 before me, Denise Rogelia Davila, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared David C. Michan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Denise Davila
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of RIVERSIDE)
On MAY 5, 2017 before me, CINDY R SMITH NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared JAMES A LITTLE, MANAGER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Cindy R Smith
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim 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: TR 37119 DATE SUBMITTED: 5-25-16

APPLICATION INFORMATION

Applicant's Name: SR Conestoga, LLC E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200
Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 200-2344 Fax No: (951) 834-9801
danielle.logsdon@webbassociates.com

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: _____

Mailing Address: 3788 McCray Street
Riverside CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: SR Conestoga, LLC E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200
Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 200-2344 Fax No: (951) 834-9801

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

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

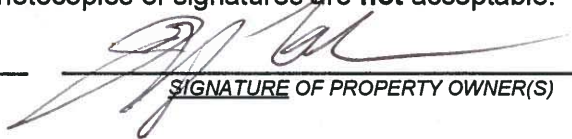
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Jim Lytle 
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Jeff Comerchero 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-220-013, -014, -015, -018, -005, -006, & 461-210-019

Section: 33 Township: 5S Range: 2W

Approximate Gross Acreage: 159 Ac.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Newport Road, South of Domenigoni Parkway, East of Winchester Road, West of Rice Road.

Thomas Brothers map, edition year, page number, and coordinates: page 869 1&2 - E&F

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):

This schedule A tentative map is part of the Crossroads Specific Plan SPA 288A2. This will include two future high density residential lots, three open space recreation lots, two open space conservation areas, and 443 medium-high density residential lots.

Related cases filed in conjunction with this request:

None

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

If yes, provide Case No(s). CZ05947, LLA05398, SP00288 (Parcel Map, Zone Change, etc.)

EA No. (if known) _____ EIR No. (if applicable): EIR00376

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: GE002288

Is water service available at the project site: Yes No

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

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

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

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 4/1/16

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted [Riverside County Ordinance No. 754.1](#) establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana Region Watershed of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Drainage Area Management Plan (DAMP). New developments and redevelopment projects within Santa Margarita Region Watershed must mitigate their post construction water quality impacts by complying with Section 6 of the individual Co-permittee Jurisdictional Runoff Management Plan (JRMP). Some development and redevelopment projects may be required to submit a project-specific WQMP/SSMP in compliance with Section 6 of the DAMP and with Section 6 of the individual Co-permittee JRMP. Projects within the Whitewater watershed may refer to Appendix H of the Whitewater River Region Stormwater Management Plan (SWMP). These documents are available on-line at:

<http://rcflood.org/NPDES/SantaAnaWS.aspx>,
<http://rcflood.org/NPDES/SantaMargaritaWS.aspx>, and
<http://rcflood.org/NPDES/WhitewaterWS.aspx>

Noncompliance with Riverside County Ordinance No. 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
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 the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or 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.

APPLICATION INFORMATION

Applicant Name: SR Conestoga, LLC

Contact Person: Jim Lytle E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200
Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 200-2344 Fax No: (951) 834-9801

Engineer/Representative Name: Albert A. Webb Associates

Contact Person: Jennifer Gillen E-Mail: jennifer.gillen@webbassociates.

Mailing Address: 3788 McCray Street
Riverside CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner Name: SR Conestoga, LLC

Contact Person: Jim Lytle E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200
Street

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR CHANGE OF ZONE

Murrieta

City

CA

State

92562

ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant 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 this application, the applicant 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.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

James A. Lytle

PRINTED NAME OF PROPERTY OWNER(S)

Geo. A. [Signature]

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-220
~~461-220-113, -014, -015, -018, -005, 006 & 461-210-019~~

Approximate Gross Acreage: 159 Ac.

General location (nearby or cross streets): North of Newport Road, South of

APPLICATION FOR CHANGE OF ZONE

Domenigoni Parkway _____, East of Winchester Road _____, West of Rice Road _____.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Amend Specific Plan No. 288 zoning text for Section 2. E pertaining to Planning Area 10 and 16

Related cases filed in conjunction with this request:

TR37119

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

R-15

REQUEST FOR DETERMINATION OF SUBSTANTIAL
CONFORMANCE WITH A SPECIFIC PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant's Name: SR Conestoga, LLC E-Mail: jlytle@rancongroup.com

Contact Person: Jim Lytle E-Mail: _____

Mailing Address: 41391 Kalmia Street, Suite 200
Murreita CA 92562
City State ZIP

Daytime Phone No: (951) 200-2344 Fax No: (951) 834-9801

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: jennifer.gillen@webbaa

Contact Person: Jennifer Gillen E-Mail: _____

Mailing Address: 3788 McCray Stret
Riverside CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: SR Conestoga, LLC E-Mail: _____

Contact Person: Jim Lytle E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200
Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 200-2344 Fax No: (951) 834-9801

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(760) 863-8277 · Fax (760) 863-7555

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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James A. Lytle

PRINTED NAME OF PROPERTY OWNER(S)

James A. Lytle

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROJECT INFORMATION:

Description of Substantial Conformance Request (Reference the existing Planning Area(s), and/or Policies, and/or Conditions that are proposed to be modified, and clearly state the proposed modifications) (if lengthy, extra pages may be attached):

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

Project proposes a change to zoning ordinance text for development standards related to Planning Area 16 (Section 2.0 of The Crossroads of Winchester Specific Plan No. 288, Amendment No. 2) which substantially conforms to specific plan.

Related cases filed in advance of, or concurrently with, this request:

TR37119, CZ07947

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-220-113, -014, -015, -018, -005, -006 & 461-210-019

Approximate Gross Acreage: 159 Ac.

General location (nearby or cross streets): North of Newport Road, South of Domenigoni Parkway, East of Winchester Road, West of Rice Road

Have there been any prior requests for substantial conformance? Yes No

If yes, of what nature?

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

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

CHANGE OF ZONE NO. 7947, SPECIFIC PLAN NO. 288 SUBSTANTIAL CONFORMANCE NO. 1, TENTATIVE TRACT MAP NO. 37119 – Intent to Consider an Addendum to an Environmental Impact Report (EIR) – EA42908
– Applicant: SR Conestoga LLC – Engineer: Albert Webb and Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Westerly of Winchester Road, southerly of Domenigoni Parkway, easterly of Rice Road, and northerly of Newport Road – Zoning: Specific Plan (SP 288) – **REQUEST:** The **CHANGE OF ZONE** proposes to modify the Specific Plan zoning ordinance to modify the development standards for Planning Area 16. The **SPECIFIC PLAN SUBSTANTIAL CONFORMANCE** proposes to incorporate the revisions to the Specific Plan zoning ordinance into the Specific Plan. The **TENTATIVE TRACT MAP** proposes a Schedule “A” Subdivision of 161.67 acres into 373 single-family residential lots, three (3) open space lots, two (2) park, two (2) water quality basin lots, one (1) recreation center, and two (2) lots for future high density residential development. The subdivision is proposed to be divided into five (5) phases.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 6, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Russell Brady at (951) 955-3025 or e-mail 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-described project will not have a significant effect on the environment and will consider approving an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

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

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 16, 2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07947/SP00288S1/TR37119 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

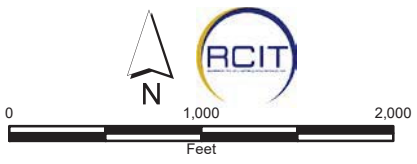
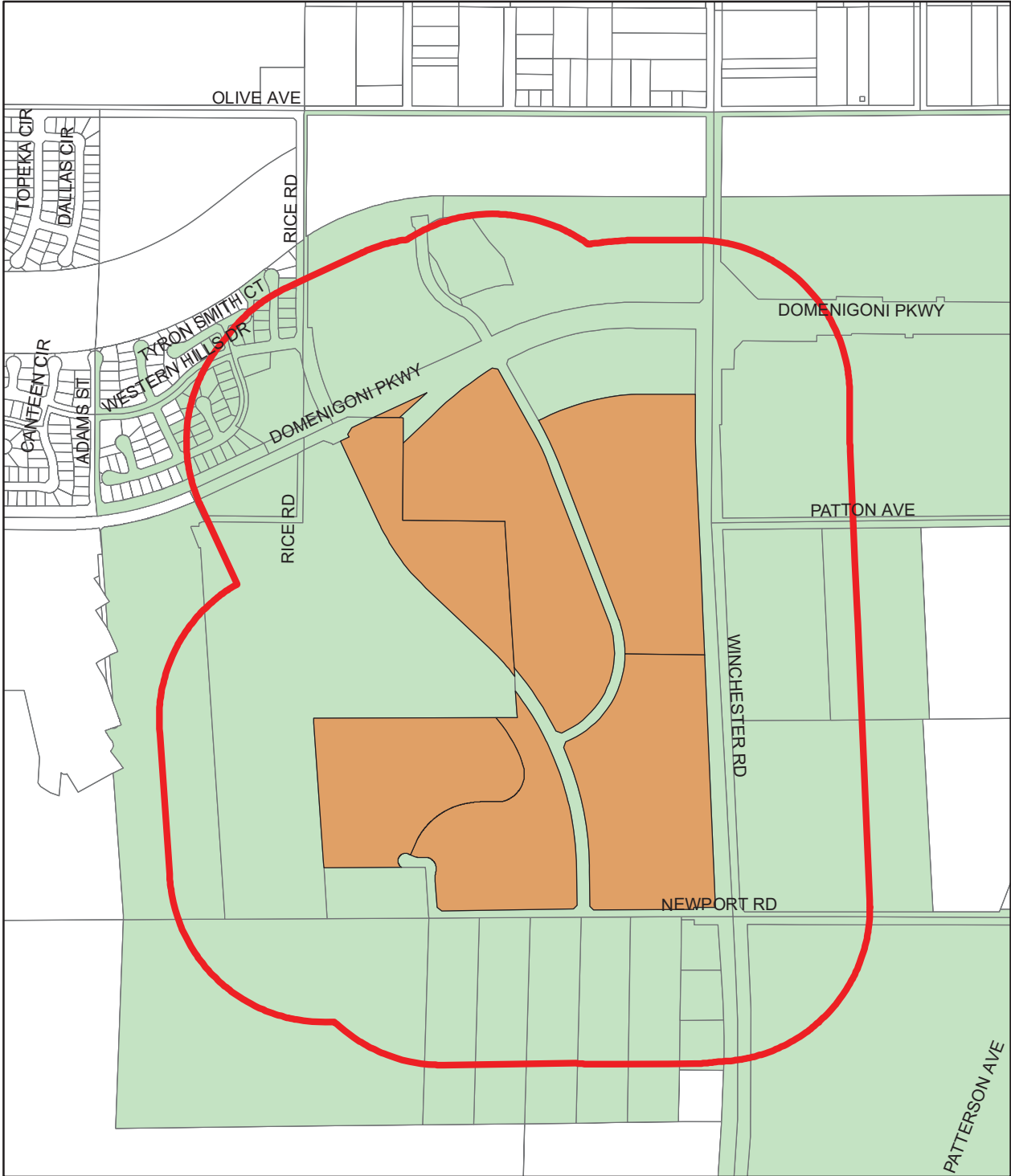
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

County of Riverside CZ07947 SP00288S1 TR37119 (1000 feet buffer)



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Source : County of Riverside
Author : Vinnie Nguyen

461220018
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461220018
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461220005
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461220013
WINCHESTER 12 PARTNERS
ROGER A ALFRED
HELEN M THOMAS
40 VIA SANTA MARIA
SAN CLEMENTE CA 92672

461220014
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461220006
SR CONESTOGA
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SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461220015
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461220022
REGENT WINCHESTER
C/O C/O JEFF DINKIN
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

461220021
C/O C/O JEFF DINKIN
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

461320003
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461321018
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461320001
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340017
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340013
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461321015
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461341002
VALLEY WIDE REC & PARK DIST
P O BOX 907
SANJACINTO CA 92581

461340015
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340005
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461320002
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461320004
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

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LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340018
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461341001
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461340010
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461321020
LENNAR HOMES OF CALIF INC
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LENNAR HOMES OF CALIF INC
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CORONA CA 92879

461321017
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

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C/O C/O JEFF DINKIN
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

461321021
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340006
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340009
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340016
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461220024

461340014
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461220023
PECHANGA BAND OF LUISENO INDIANS
C/O C/O GARY DUBOIS
P O BOX 2183
TEMECULA CA 92593

465190057
BRUCE ALLEN
C/O C/O COOPER AND COMPANY INC
13661 166TH ST
BONNER SPRINGS KS 66012

465190030
ZENY WARD
2571 YUCCA RD
OCEANSIDE CA 92054

465180016
SOBOBA BAND OF LUISENO INDIANS
P O BOX 487
SAN JACINTO CA 92581

Valley-Wide Recreation and Parks Dist.
901 W. Esplanade Way
San Jacinto, CA 92582

Waste Resources Management,
Riverside County
Mail Stop 5950

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

ATTN: Jeff Kubel
Sheriff's Department, Riverside County
30755-A Auld Road
Murrieta, CA 92563

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

ATTN: Gayet Adame
Eastern Information Center (UCR)
Riverside, CA 92521-0418

Winchester MAC
Attn: Andy Domenigoni, Chairperson
31851 Winchester Road
Winchester, CA 92596

CALTRANS District #8
Attn: Mark Roberts, MS: 725
464 W. 4th St., 6th Floor
San Bernardino, CA 92401-1400

Valley-Wide Recreation and Parks Dist.
901 W. Esplanade Way
San Jacinto, CA 92582

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Mail Stop 5950

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Murrieta, CA 92563

Southern California Edison
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Winchester, CA 92596

CALTRANS District #8
Attn: Mark Roberts, MS: 725
464 W. 4th St., 6th Floor
San Bernardino, CA 92401-1400

TR37119

Owner:

Crossroads at Winchester
27710 Jefferson Avenue, #302
Temecula, CA 92590

Engineer:

Albert Webb and Associates
3788 McCray Street
Riverside, CA 92506

Owner:

Crossroads at Winchester
27710 Jefferson Avenue, #302
Temecula, CA 92590

Engineer:

Albert Webb and Associates
3788 McCray Street
Riverside, CA 92506

Owner:

Crossroads at Winchester
27710 Jefferson Avenue, #302
Temecula, CA 92590

Engineer:

Albert Webb and Associates
3788 McCray Street
Riverside, CA 92506

Applicant:

SR Conestoga LLC
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

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41391 Kalmia Street, Suite 200
Murrieta, CA 92562

Applicant:

SR Conestoga LLC
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * R1606042

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SR CONESTOGA LLC \$50.00
paid by: CK 8339
EA42908
paid towards: CFG06280 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 25, 2016 10:07
MGARDNER posting date May 25, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * 0017982

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Palm Desert, CA 92211
(760) 863-8271

Received from: PROPERTY MANAGEMENT P.M. \$928.00
paid by: CK 1541 90-3582
paid towards: CFG00980
at parcel:
appl type: XCFG

By _____ Mar 20, 1996 18:50
RIV posting date Mar 20, 1996

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!