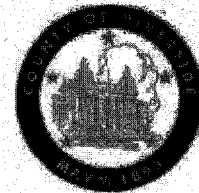


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM  
1.2  
(ID # 8514)

**FROM :** TLMA-PLANNING:

**MEETING DATE:**  
Tuesday, December 11, 2018

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF AMENDMENT NO. 1 TO FINAL TRACT MAP NO. 30322 – Applicant: Lansing Stone Star, LLC – Engineer/Representative: Trip Hord – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – Location: South of Olive Avenue, west of Rice Road, east of Leon Road, north of Domenigoni Parkway and bisected by Salt Creek – Zoning: Specific Plan (SP 293, Planning Area 29) – 64.82 acres - REQUEST: Receive and File the Planning Commission's approval of Amendment No. 1 to Final Tract Map No. 30322 that modifies the requirement for paving the secondary access for the project of Olive Avenue to Leon Road as stated in the conditions of approval for the project. Olive Avenue from the project site to Leon Road is currently a County maintained dirt road that would still provide secondary access. If secondary access were to be paved by the project at this time based on existing grade of the road, it would be an interim improvement that would be removed upon completion of ultimate improvements to Olive Avenue which require that the road grade be raised to address current flooding that occurs on the road. These improvements to Olive Avenue west of the project site to Leon Road would be the responsibility of approved subdivisions along the frontage of Olive Avenue between the project site to Leon Road. Primary access to Winchester Road would be paved at a minimum width of 32 feet from the project to Winchester Road. Related Cases: TR30322. [Applicant fees 100%.]

**RECOMMENDED MOTION:** That the Board of Supervisors:  
Continued on page 2


**ACTION:**

  
Charles Leach, Assistant TLMA Director 11/29/2018

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: December 11, 2018  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on November 7, 2018.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost:</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Tentative Tract Map No. 30322 was originally approved in 2004. The subdivision has been recorded in two phases, 30322-1 and 30322. 30322-1 was recorded in 2006 and 30322 was recorded in 2009. The two phases of the subdivision are separately owned now.

Conditions of Approval No. 50.TRANS.22 and 90.TRANS.01 were included with the approval of the tentative map. This condition requires the project to pave the secondary access of the project, which is Olive Avenue, from the project frontage to Leon Road, which is approximately 5,200 feet. Since 30322-1 takes its access from Olive Avenue, this condition is related to this phase of the subdivision.

Olive Avenue's grade currently sits below its ultimate planned grade level. The ultimate planned grade level accommodates for planned flood control improvements that cross under Olive Avenue. There is a difference of between two to four feet in elevation from existing to ultimate based on the Street Improvement Plans for Olive Avenue, which are attached to the staff report for greater detail. Any paving of Olive Avenue from the project site to Leon Road, based on the current grade, would be interim and would be replaced with the ultimate improvements that approved subdivisions along this frontage would complete pursuant to their conditions of approval.

Although Leon Road is unpaved, it is a County maintained dirt road that provides access to Leon Road. Additionally, access to the nearest fire station, located approximately 4,000 feet to the east of the site would be accessible via a paved Olive Avenue that the project is also required to construct to Rice Road. Due to these circumstances, the applicant originally requested special consideration to not pave the secondary access that is typically required for subdivisions. Staff has considered this request and is proposing a revised improvement that requires Olive Avenue to be improved with double chip seal between the project site to Leon Road rather than full paving improvements. This is a less costly option that is appropriate, due to the interim nature of the improvement, while still providing for an improved surface for vehicles to drive on heading west. This revised improvement is reflected in the conditions of

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

approval for this subdivision to modify the required improvement for Olive Avenue from the project frontage west to Leon Road as shown below in strikeout for the 50-series (Prior to Map Recordation), as well as two new conditions in the 15-series (Advisory Notification) and 90-series (Prior to Occupancy) to clarify on when the improvements for Olive Avenue to Leon Road should be installed.

**50.Transportation.11 (previously 50.TRANS.22) OFF-SITE ACCESS 1**

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

Said off-site access road shall be the easterly ~~extention~~extension of ~~Newport Road~~Domenigoni Parkway to Winchester Road and the westerly extension of ~~Newport Road~~Domenigoni Parkway to Menifee Road.

Said off-site access road shall be the easterly ~~extention~~extension of Olive Avenue to Rice Road and the westerly extension of Olive Avenue to Leon Road.

Said off-site access road shall be the westerly extension of Western Hills Drive to Frontier Loop (East) and Frontier Loop (East) to Domenigoni Parkway. Said off-site access road shall be the westerly extension of 'A' Street to Loop Road (East) and Loop Road (East) to Newport Road.

**90.Transportation.01 (previously 90.TRANS.01) 80% COMPLETION**

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements: a) Primary and Alternate (secondary) access ~~roads~~routes shall be completed and paved to finish grade according to the limits indicated in in accordance with the improvement plans and as noted elsewhere in these conditions. b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. 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

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

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.

**15. Transportation.07 (new) Prior to Issuance of 71<sup>st</sup> Occupancy Permit**

Prior to issuance of the 71st occupancy permit, the westerly extension (off-site) of Olive Avenue to County maintained Leon Road shall be improved with double chip seal. Said road shall be improved with a 32-foot section within 60' road right-of-way. The section shall provide sufficient load bearing capacity to support fire apparatus and emergency response vehicles.

Or as approved by the Director of Transportation.

**90. Transportation.10 (new) Prior to Issuance of 71<sup>st</sup> Occupancy Permit**

Prior to issuance of the 71st occupancy permit, the westerly extension (off-site) of Olive Avenue to County maintained Leon Road shall be improved with double chip seal. Said road shall be improved with a 32-foot section within 60' road right-of-way. The section shall provide sufficient load bearing capacity to support fire apparatus and emergency response vehicles.

Or as approved by the Director of Transportation.

Tract Map No. 30322 Amended Final Map No. 1 was submitted to the County of Riverside on June 5, 2018.

**Winchester-Homeland MAC**

The applicant's initial proposal to amend the conditions of the Tract Map to have no additional improvements to Olive Avenue between the project site and Leon Road was presented to the Winchester-Homeland Land Use Committee on August 30, 2018 and the Winchester-Homeland Municipal Advisory Committee (MAC) on September 13, 2018. The Land Use Committee and MAC expressed concerns that the conditions should remain as approved to require the paving of Olive Avenue for the secondary access to Leon Road, including the ultimate improvements to raise the level of the road to limit flooding impacts from the north of the site onto Olive Avenue. These comments are included in a letter from the MAC dated September 9, 2018, attached to this staff report.

**Board Action**



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

The Planning Commission's decision is final, and no action by the Board of Supervisors is required unless the land divider or any interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**Impact on Residents and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and at the Planning Commission's Hearing.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

- A. Planning Commission Minutes**
- B. Planning Commission Staff Report**

  
Scott Bruckner 12/2/2018



**PLANNING COMMISSION  
MINUTE ORDER  
NOVEMBER 7, 2018**

- I. AGENDA ITEM 4.4  
TENTATIVE TRACT MAP NO. 30322 AMENDED FINAL MAP NO. 1 – No New Environmental Documentation Is Required** – Applicant: Lansing Stone Star, LLC – Engineer/Representative: Trip Hord – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Southerly of Olive Avenue, westerly of Rice Road, easterly of Leon Road, and northerly of Domenigoni Parkway and bisected by Salt Creek – Zoning: Specific Plan (SP 293, Planning Area 29) – 64.82 Acres.

- II. PROJECT DESCRIPTION:**  
The **Amended Final Map** requests to modify the requirement for paving the secondary access for the project of Olive Avenue to Leon Road as stated in the conditions of approval for the project. Olive Avenue from the project site to Leon Road is currently a County maintained dirt road that would still provide secondary access. If secondary access were to be paved by the project at this time based on existing grade of the road, it would be an interim improvement that would be removed upon completion of ultimate improvements to Olive Avenue which require that the road grade be raised to address current flooding that occurs on the road. These improvements to Olive Avenue west of the project site to Leon Road would be the responsibility of approved subdivisions along the frontage of Olive Avenue between the project site to Leon Road. Primary access to Winchester Road would be paved at a minimum width of 32 feet from the project to Winchester Road.

- III. MEETING SUMMARY:**  
The following staff presented the subject proposal:  
Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

Spoke in favor:  
Trip Hord, Applicant's Representative, 909-684-9615.

Spoke in opposition:  
Gregg Cowdery, Interested Party, 28030 Patterson Avenue, Winchester, 92596

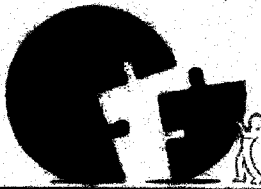
No one spoke in a neutral position.

- IV. CONTROVERSIAL ISSUES:**  
None.

- V. PLANNING COMMISSION ACTION:**  
Public Comments: Closed  
Motion by Commissioner Taylor-Berger, 2<sup>nd</sup> by Commissioner Sanchez  
A vote of 4-0 (Commissioner Hake Absent)

**FOUND** that Nothing Further is Required Under CEQA; and

**APPROVED** Tract Map No. 30322, Amended Final Map No. 1, subject to the conditions of approval as modified at hearing.

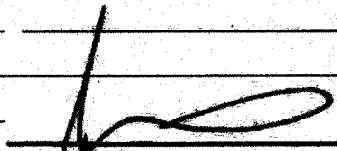


**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.

4.4

**Planning Commission Hearing: November 7, 2018**

<b>Case Number(s):</b>	TR30322A01	<b>Applicant(s):</b>	Lansing Stone Star LLC
<b>CEQA</b>	Nothing Further Is Required		
<b>Area Plan:</b>	Harvest Valley/Winchester	<b>Representative(s):</b>	Trip Hord
<b>Zoning Area/District:</b>	Winchester Area		
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Russell Brady	 Juan C. Perez Assistant County Executive Officer/TLMA	
<b>Project APN(s):</b>	461-230-001, et. al.		

**Tract Map No. 30322 Amended Final Map No. 1** requests to modify the requirement for paving the secondary access for the project of Olive Avenue to Leon Road as provided in Conditions of Approval 50.TRANS.22 and 90.TRANS.01 ("project").

Tentative Tract Map No. 30322 was approved as a Schedule "A" subdivision of 64.82 gross acres into 272 single-family residential lots with a minimum lot size of 6,000 square feet.

The project site is located south of Olive Avenue, west of Rice Road, east of Leon Road, north of Domenigoni Road and bisected by Salt Creek.

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**FIND** that **NOTHING FURTHER IS REQUIRED UNDER CEQA** because all potentially significant effects on the environment have been adequately analyzed in an earlier certified Environmental Impact Report (EIR) and Addendum, and have been avoided or mitigated pursuant to that earlier certified EIR and Addendum; and

**APPROVE TRACT MAP NO. 30322 AMENDED FINAL MAP NO. 1**, subject to the attached Advisory Notification Document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

**Land Use and Zoning:**

Specific Plan:	Winchester Hills (SP 293)
Specific Plan Land Use:	Medium Density Residential (MDR)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR) (2-5 DU/AC)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Mixed Use Area (MUA), Medium Density Residential (MDR)
East:	Medium Density Residential (MDR)
South:	Open Space: Recreation (OS:R)
West:	Open Space: Recreation (OS:R)
Existing Zoning Classification:	Specific Plan (SP No. 293, Planning Areas 29 and 34)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Mixed Use (MU), One-Family Dwellings (R-1)
East:	Specific Plan (SP No. 293, Planning Area 30)
South:	Rural Residential (R-R), Light Agriculture – ten acre minimum (A-1-10)
West:	Specific Plan (SP No. 293, Planning Area 28B)
Existing Use:	Vacant land, graded building pads
Surrounding Uses	
North:	Vacant land
South:	Vacant land, Salt Creek Channel
East:	Vacant land
West:	Vacant land

**Project Details:**

Project Site (Acres):	64.82 gross	N/A
Proposed Minimum Lot Size:	6,000 sq. ft.	5,000 sq. ft. minimum



Total Proposed Number of Lots:	272	272 maximum for Planning Areas 29 and 34 pursuant to Specific Plan No. 293
Map Schedule:	A	

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA Nos. 146 and 84
Special Flood Hazard Zone:	Yes – FEMA Flood Zone A, partial
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very High, High, Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March ARB, partial

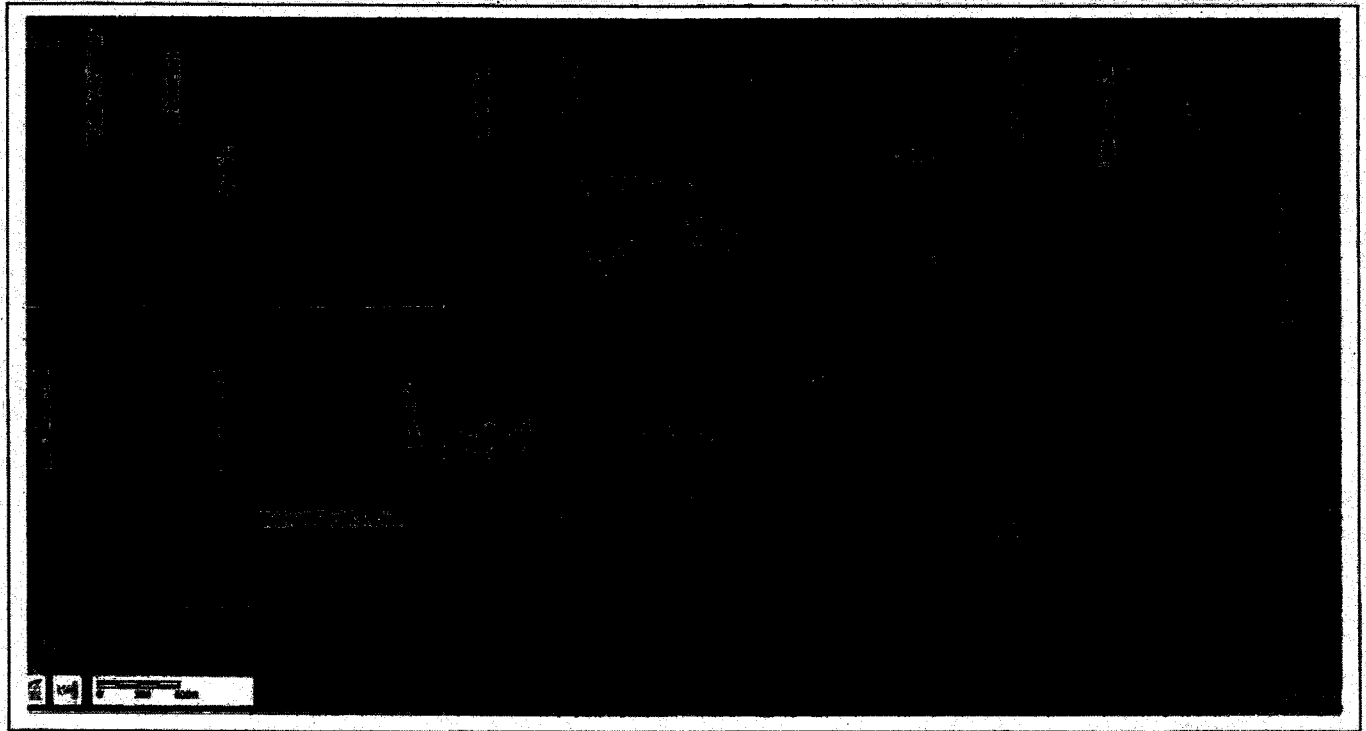


Figure 1: Project Location Map

**Background:**

Tentative Tract Map No. 30322 was originally approved in 2004. The subdivision has been recorded in two phases, 30322-1 and 30322. 30322-1 was recorded in 2006 and 30322 was recorded in 2009. The two phases of the subdivision are separately owned now.

Conditions of Approval No. 50.TRANS.22 and 90.TRANS.01 were included with the approval of the tentative map. This condition requires the project to pave the secondary access of the project, which is Olive Avenue, from the project frontage to Leon Road, which is approximately 5,200 feet. Since 30322-1 takes its access from Olive Avenue, this condition is related to this phase of the subdivision.

Olive Avenue's grade currently sits below its ultimate planned grade level. The ultimate planned grade level accommodates for planned flood control improvements that cross under Olive Avenue. There is a difference of between two to four feet in elevation from existing to ultimate based on the Street Improvement Plans for Olive Avenue, which are attached to this staff report for greater detail. Any paving of Olive Avenue from the project site to Leon Road based on the current grade would be interim and would be replaced with the ultimate improvements that approved subdivisions along this frontage would complete pursuant to their conditions of approval.

Although Leon Road is unpaved, it is a County maintained dirt road that provides access to Leon Road. Additionally, access to the nearest fire station, located approximately 4,000 feet to the east of the site would be accessible via a paved Olive Avenue that the project is also required to construct to Rice Road. Due to these circumstances, the applicant originally requested special consideration to not pave the secondary access that is typically required for subdivisions. Staff has considered this request and is proposing a revised improvement that requires Olive Avenue to be improved with double chip seal between the project site to Leon Road rather than full paving improvements. This is a less costly option that is appropriate due to the interim nature of the improvement while still providing for an improved surface for vehicles to drive on heading west. This revised improvement is reflected in the conditions of approval for this subdivision to modify the required improvement for Olive Avenue from the project frontage west to Leon Road as shown below in strikeout for the 50-series (Prior to Map Recordation) as well as two new conditions in the 15-series (Advisory Notification) and 90-series (Prior to Occupancy) to clarify on when the improvements for Olive Avenue to Leon Road should be installed:

**50.Transportation.11 (previously 50.TRANS.22) OFF-SITE ACCESS 1**

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

Said off-site access road shall be the easterly ~~extension~~extension of ~~Newport Road~~Domenigoni Parkway to Winchester Road and the westerly ~~extension~~extension of ~~Newport Road~~Domenigoni Parkway to Menifee Road.

Said off-site access road shall be the easterly ~~extension~~extension of Olive Avenue to Rice Road and the westerly ~~extension~~extension of Olive Avenue to Leon Road.

~~Said off-site access road shall be the westerly extension of Western Hills Drive to Frontier Loop (East) and Frontier Loop (East) to Domenigoni Parkway. Said off-site access road shall be the westerly extension of 'A' Street to Loop Road (East) and Loop Road (East) to Newport Road.~~

**90.Transportation.01 (previously 90.TRANS.01) 80% COMPLETION**

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements: a) Primary and Alternate (secondary) access roads routes shall be completed and ~~paved to finish grade according to the limits indicated in~~ in accordance with the improvement plans and as noted elsewhere in these conditions. b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. 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.

**15. Transportation.07 (new) Prior to Issuance of 71<sup>st</sup> Occupancy Permit**

Prior to issuance of the 71st occupancy permit, the westerly extension (off-site) of Olive Avenue to County maintained Leon Road shall be improved with double chip seal. Said road shall be improved with a 32-foot section within 60' road right-of-way. The section shall provide sufficient load bearing capacity to support fire apparatus and emergency response vehicles.

Or as approved by the Director of Transportation.

**90. Transportation.10 (new) Prior to Issuance of 71<sup>st</sup> Occupancy Permit**

Prior to issuance of the 71st occupancy permit, the westerly extension (off-site) of Olive Avenue to County maintained Leon Road shall be improved with double chip seal. Said road shall be improved with a 32-foot section within 60' road right-of-way. The section shall provide sufficient load bearing capacity to support fire apparatus and emergency response vehicles.

Or as approved by the Director of Transportation.

Tentative Tract Map No. 30322 Amended Final Map No. 1 was submitted to the County of Riverside on June 5, 2018.

**Winchester-Homeland MAC**

The applicant's initial proposal to amend the conditions of the Tract Map to have no additional improvements to Olive Avenue between the project site and Leon Road was presented to the Winchester-Homeland Land Use Committee on August 30, 2018 and the Winchester-Homeland Municipal Advisory Committee (MAC) on September 13, 2018. The Land Use Committee and MAC expressed concerns that the conditions should remain as approved to require the paving of Olive Avenue for the secondary access to Leon Road, including the ultimate improvements to raise the level of the road to limit flooding impacts from the north of the site onto Olive Avenue. These comments are included in a letter from the MAC dated September 9, 2018 attached to this staff report.

An Initial Study (IS) and an Addendum to Environmental Impact Report No. 380 were prepared for the original approval of the Tentative Tract Map. The project requests the modification of a condition which would limit the extent of impacts the project may have by removing the requirement to pave a secondary access road. The following findings are made pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines.

1. The proposed project does not propose substantial changes in the project which will require



major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The proposed change to modify the type of improvements for a secondary access road would minimize the impacts from construction of the project by limiting the scope of construction. Although the modification to improve the secondary access on this project may result in the potential for additional traffic to utilize the primary access, this amount of traffic from this individual implementing project of the Specific Plan which the Environmental Impact Report was prepared for would still fall within the scope of impacts of the overall Environmental Impact Report. Ultimately through buildout of the Specific Plan, in particular other subdivisions on Olive Avenue, the improvements for Olive Avenue to provide a fully improved secondary access to this individual implementing project would still be accomplished.

2. No known substantial changes have occurred with respect to the circumstances under which the project was undertaken which would require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. As noted previously, although this individual implementing project of the Specific Plan may result in additional traffic to utilize the primary access, this amount of traffic would still be within the scope of impacts of the overall Environmental Impact Report.
3. No known new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, exists that shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration. As noted previously, although this individual implementing project of the Specific Plan may result in additional traffic to utilize the primary access, this amount of traffic would still be within the scope of impacts of the overall Environmental Impact Report.
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR. As noted previously, although this individual implementing project of the Specific Plan may result in additional traffic to utilize the primary access, this amount of traffic would still be within the scope of impacts of the overall Environmental Impact Report.
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative. No mitigation measures or alternatives have been identified that could now be implemented that would substantially reduce the significant impacts noted in the Specific Plan Environmental Impact Report.

**In order for the County to approve the proposed project, the following findings are required to be made:**

**Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC).

2. The project site has a Zoning Classification of Specific Plan (Specific Plan No. 293, Planning Area Nos. 29 and 34), which is consistent with the Riverside County General Plan.
3. The project site is located within the Highway 79 Policy Area.

**Entitlement Findings:**

1. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed tentative tract map provides for a variety of housing type in single-family residential community with a variety of lot sizes and with nearby recreational amenities and complies with the density limits of the specific land use designations. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR). This land use designation allows for residential uses at densities between 2 and 5 dwelling units per acre and the Tentative Tract Map proposes 4.19 dwelling units per acre. Additionally, the project implements Specific Plan No. 293 which designates the site for Medium Density Residential and for the number of units proposed by the subdivision.
2. The site of the proposed land division is physically suitable for the type of development and density because the site is relatively flat with minimal grading necessary to develop. The overall density and lot sizes proposed are compatible with the existing and planned surrounding land uses, which generally consist of Medium Density Residential to the east, west, and north as well as Mixed Use Area to the north, with Open Space: Recreation to the south and west reflecting the presence of the Salt Creek Channel to the south and a Specific Plan park to the west. While the densities vary surrounding the site, they are generally compatible as residential uses at intermediate densities.
3. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because, as detailed in the original initial study and Addendum for the project and Specific Plan EIR, impacts to the environment overall or to fish or wildlife or their habitat would be less than significant.
4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, since as detailed in the original Initial Study and Addendum, the project would not have a significant impact on the environment any more than what was analyzed in the Specific Plan EIR. In particular, impacts regarding health and safety factors, such as Air Quality, Hazards, and Noise were considered in the Initial Study and Addendum.
5. Olive Avenue from the project site to Leon Road is currently a County maintained dirt road that would still provide secondary access. Secondary access improvements by the project at this time based on existing grade of the road would be an interim improvement that would be removed upon completion of ultimate improvements to Olive Avenue, which require that the road grade be raised to address current flooding that occurs on the road. These ultimate improvements to Olive Avenue west of the project site to Leon Road would be the responsibility of approved subdivisions along the frontage of Olive Avenue between the project site to Leon Road. Primary access to Winchester Road would be

paved at a minimum width of 32 feet from the project to Winchester Road and secondary access to Leon Road via Olive Avenue would be improved with double chip seal.

6. The proposed project consists of a schedule 'A' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'A' improvement requirements of Ordinance No. 460 Section 10.5 as listed below.
  - a. **Streets.** Streets are proposed as shown on the Tentative Map, which include frontage improvements to Olive Avenue consistent with the required improvements pursuant to the General Plan and Ordinance No. 461. Primary access will be provided via paving extension of Olive Avenue to Rice Road and secondary access would be provided with the modified improvements with a double chip seal of Olive Avenue to Leon Road. Internal streets will be public and are designed as local streets.
  - b. **Domestic Water.** Domestic water service will be supplied by the Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
  - c. **Fire Protection.** The project will provide for fire hydrants with adequate spacing at 330 feet and pressure at 1,000 gallons per minute at 20 pounds per square inch and the required water system will be installed prior to any combustible building material being placed on the site.
  - d. **Sewage Disposal.** Sewer service will be supplied by the Eastern Municipal Water District.
  - e. **Fences/Walls.** The project will install a minimum 6 foot high block wall along the majority of the project perimeter with higher walls required in certain locations to attenuate noise and view fences where residential lots are adjacent to open space areas as shown in the Conceptual Landscape Plan.
  - f. **Electrical and Communication Facilities.** The project will be provided electrical, telephone, street lighting, cable television service with lines placed underground
7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. No easements or dedications exist on the site for the public.
8. The lots or parcels as shown on the Tentative Map are consistent with the minimum sizes allowed by the project site's Specific Plan (SP No. 293, Planning Areas 29 and 34) set forth in Ordinance No. 348 because the minimum lot size allowed by the zone is 5,000 square feet and the proposed minimum lot size of the Tentative Map is 6,000 square feet.
9. The Amended Final Map is a modification of the recorded final map wherein the modification of a condition of approval is requested, but there is no substantial change in concept from the original approved map.
10. Pursuant to Section 9.15 of Ordinance No. 460, the proposed Amended Final Map is consistent with the following standards:
  - a. There are changes in circumstances which make any or all of the conditions of such a map no longer appropriate or necessary. The grading required to complete the ultimate improvements for Olive Avenue are not feasible and any interim improvements would be replaced once ultimate improvements at an elevated grade are completed. The secondary access, although not paved currently, is a county maintained dirt road. The modified

conditions would require the project to improve Olive Avenue to Leon Road with a double chip seal to provide for improved access compared to current road conditions.

- b. The modifications do not impose any additional burden on the present fee owner of the property. The modification of the road improvements would not create any burden on the present owner of the lots recorded by the subdivision.
- c. The modifications do not alter any right, title, or interest in the real property reflected on the recorded map.
- d. The County Surveyor finds that the map as modified conforms to the provision of Section 7.1 of Ordinance No. 460, which is detailed above through findings 1 through 8.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements
2. The project site is partially located within the March Air Reserve Base Airport Influence Area ("AIA"), in particular Zone E of the implementing Airport Land Use Compatibility Plan. The project does not include a Change of Zone or General Plan Amendment that would require the Airport Land Use Commission's review pursuant to Public Utility Code requirements. Additionally, Zone E does not have any density standards that would be applicable for the project to be required to comply with.
3. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
4. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

1. This land division is located outside any area designated with fire hazard severity and not located within either a State Responsibility Area or a Local Responsibility Area and is not subject to the requirements of Government Code section 66474.02.
2. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

**Conclusion:**

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside



County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

#### **PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from any individual or group who indicated support/opposition to the proposed project.

This project was presented before the Winchester-Homeland Land Use Committee on August 30, 2018 and the Winchester-Homeland Municipal Advisory Committee on September 13, 2018.

#### **APPEAL INFORMATION**

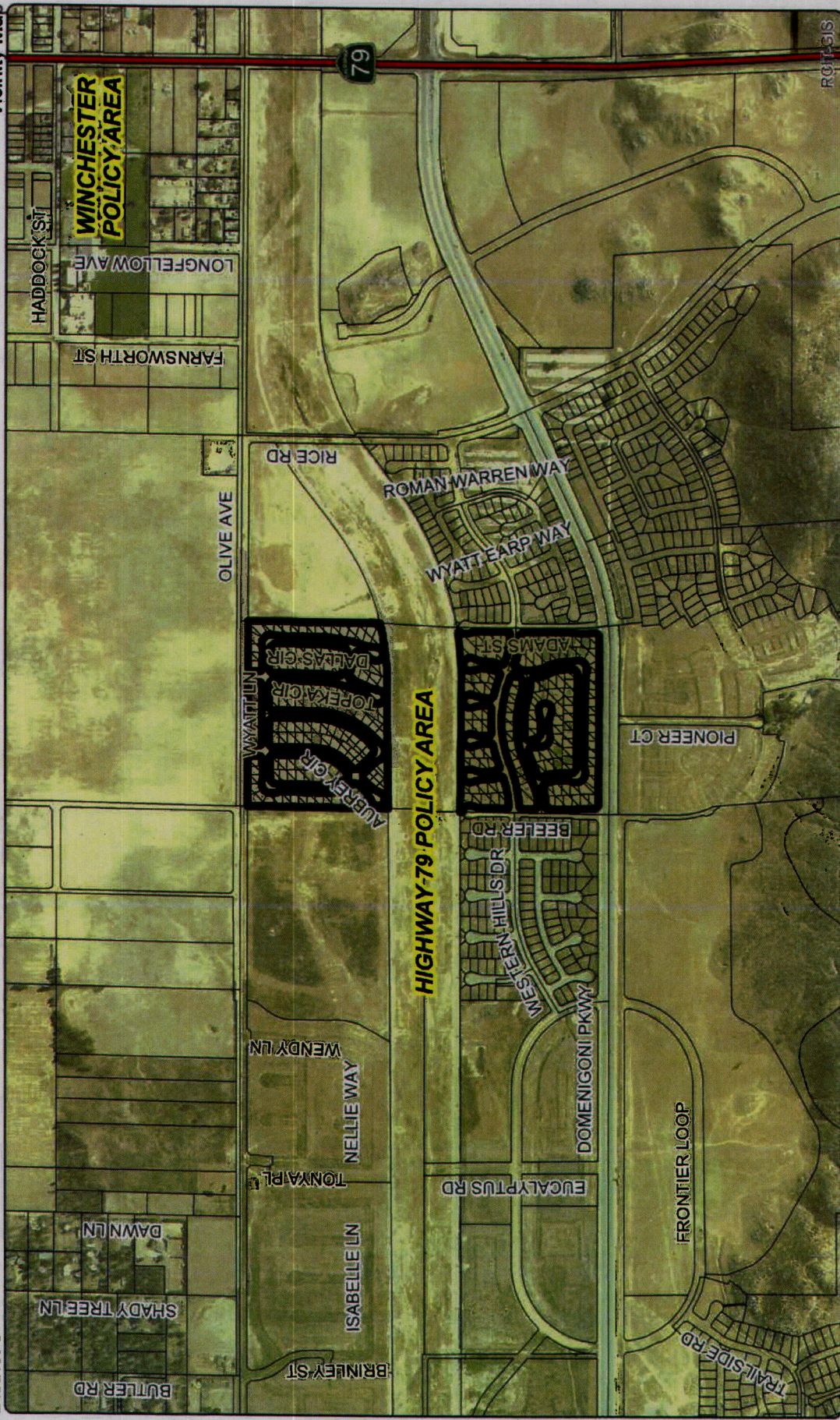
The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the notice of decision of the Planning Commission appears on the Board's agenda.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**TR30322A01**  
**VICINITY/POLICY AREAS**

Supervisor: Washington  
 District 3

Date Drawn: 09/19/2018  
 Vicinity Map



**Zoning Area: Winchester**

REVISIONS: On October 7, 2008, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use than in previous periods. The use designations for unincorporated Riverside County Planning Department areas in this map are based on the 2008 General Plan. For more information, please contact the Planning Department at (951) 253-3300 (Riverside County) or the Public Works at (951) 253-3377 (Eastern County) or Website: <http://www.riversideca.gov>

Author: Vinnie Nguyen

0 500 1,000 2,000  
 Feet



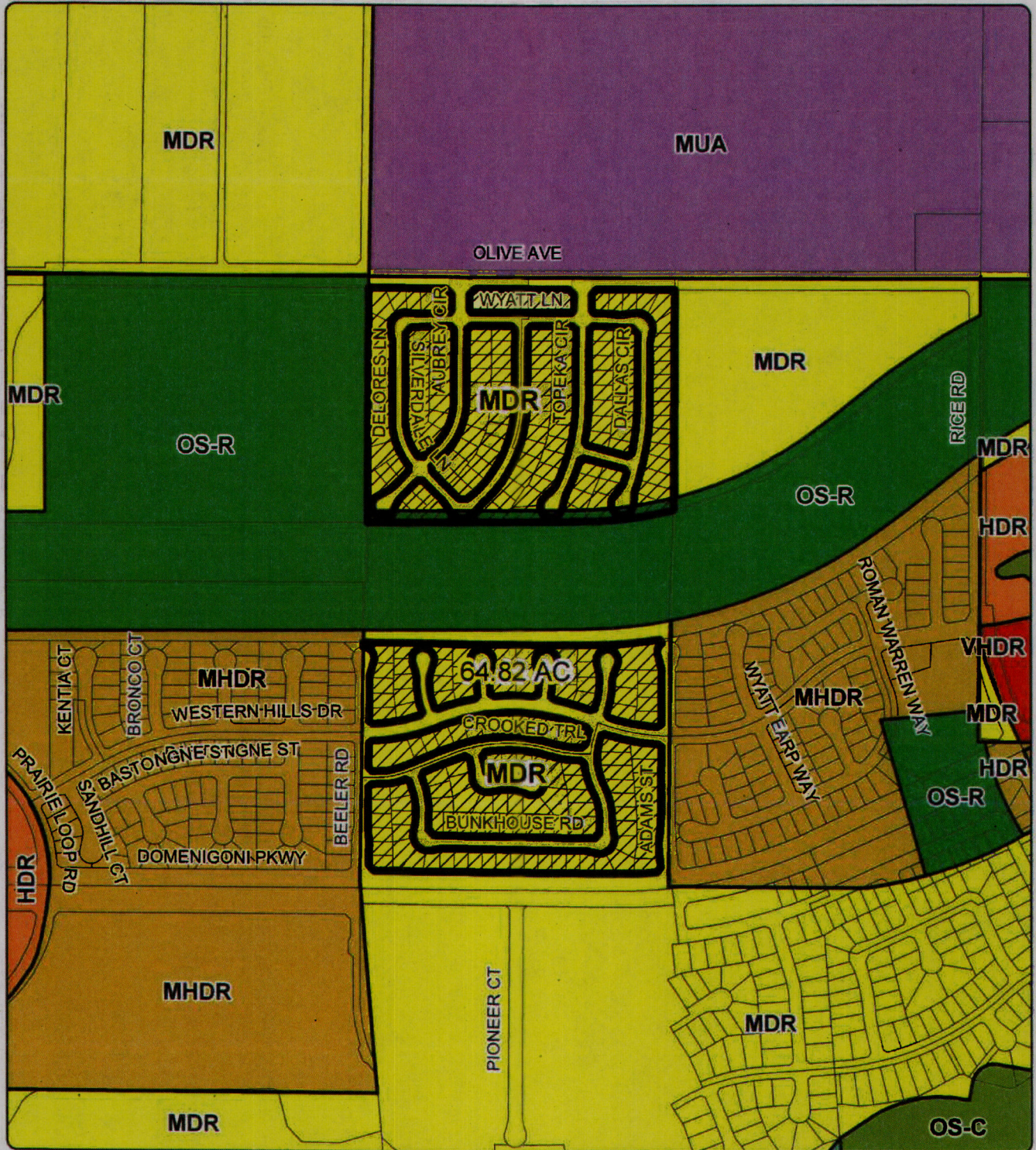
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR30322A01

EXISTING GENERAL PLAN

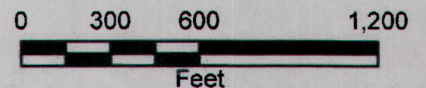
Supervisor: Washington  
District 3

Date Drawn: 09/19/2018  
Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>



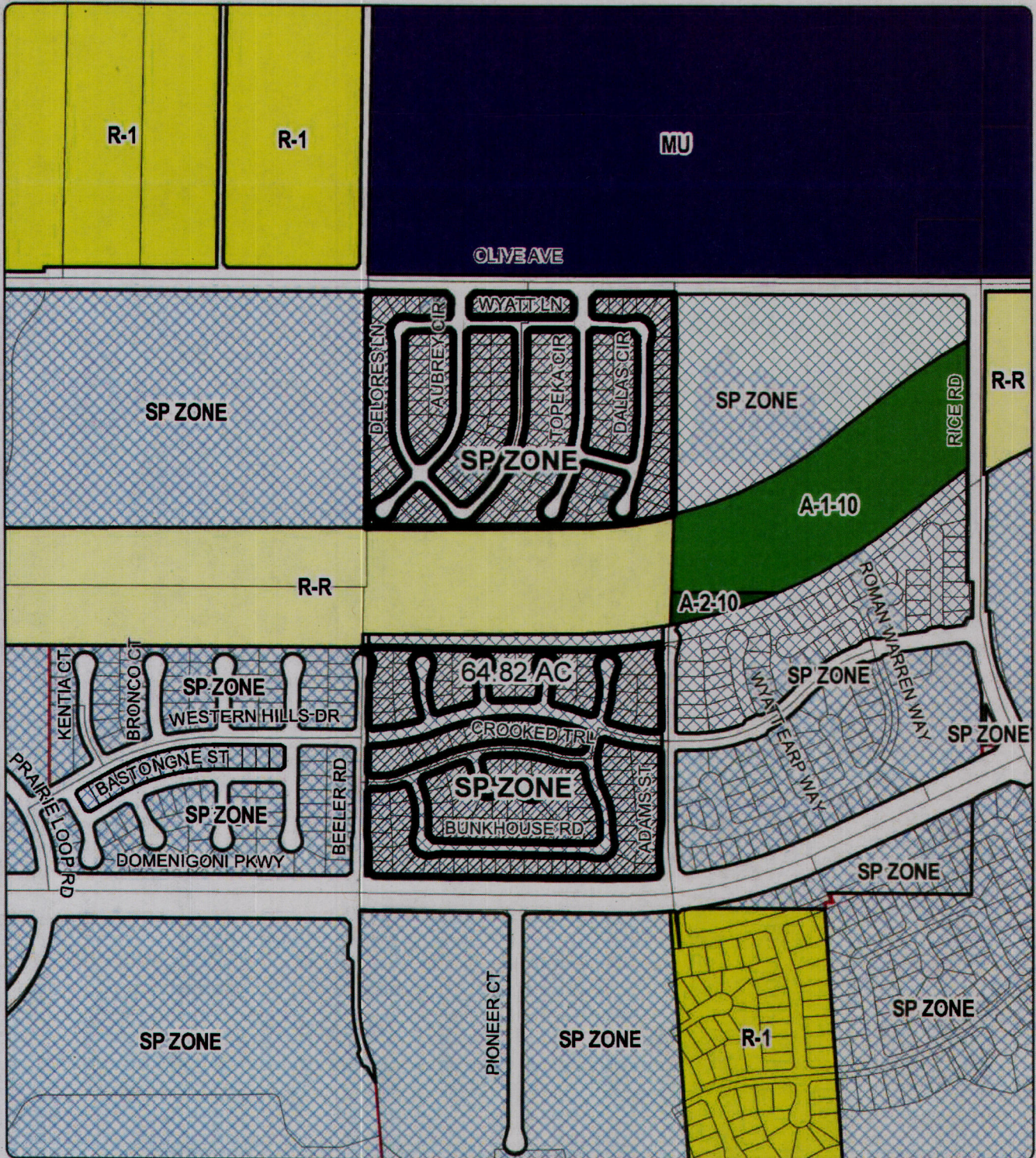
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR30322A01

EXISTING ZONING

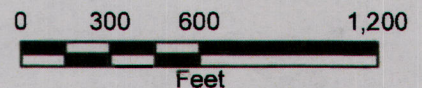
Supervisor: Washington  
District 3

Date Drawn: 09/19/2018  
Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

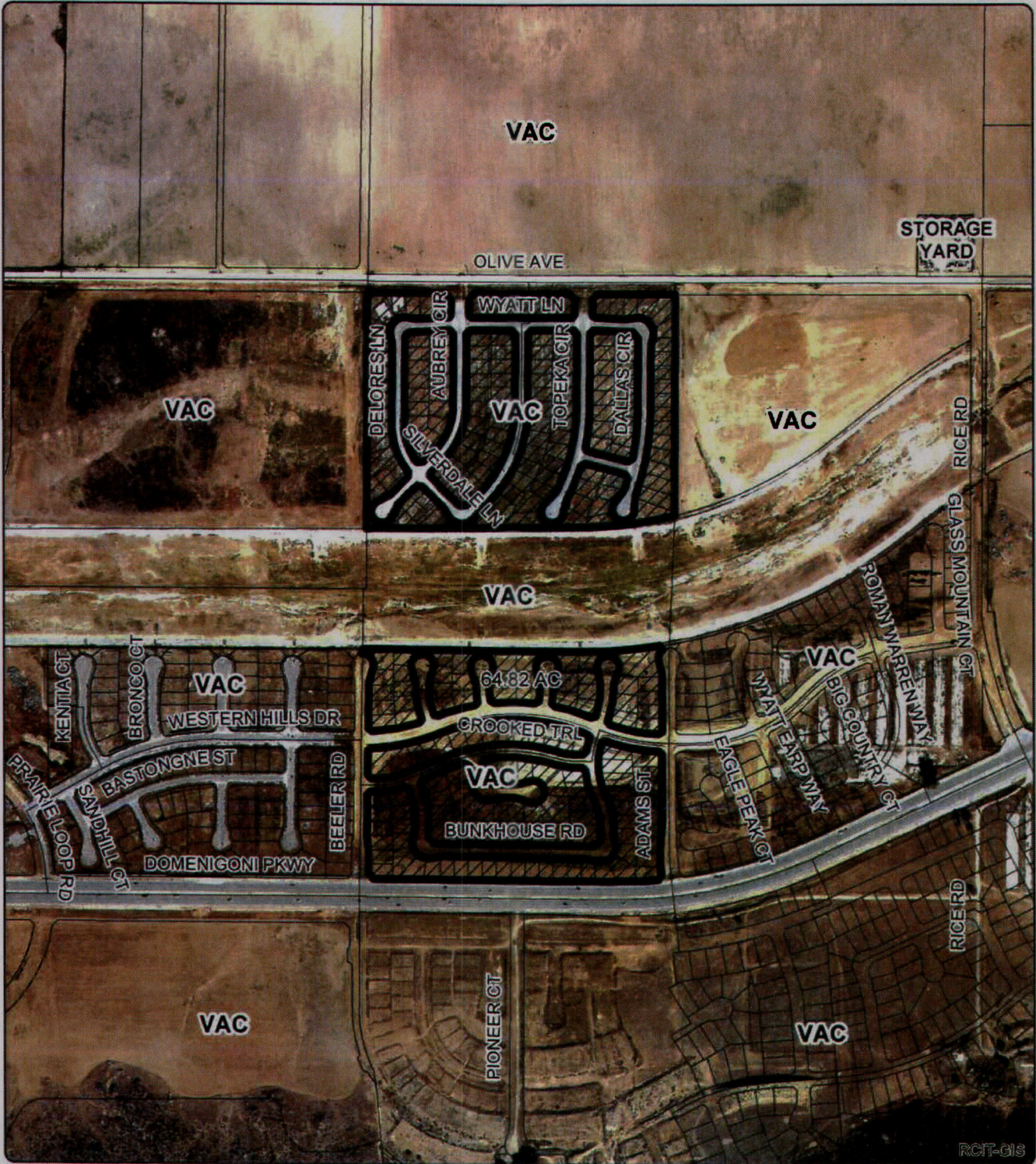
TR30322A01

LAND USE

Supervisor: Washington  
District 3

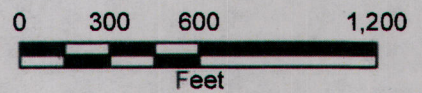
Date Drawn: 09/19/2018

Exhibit 1



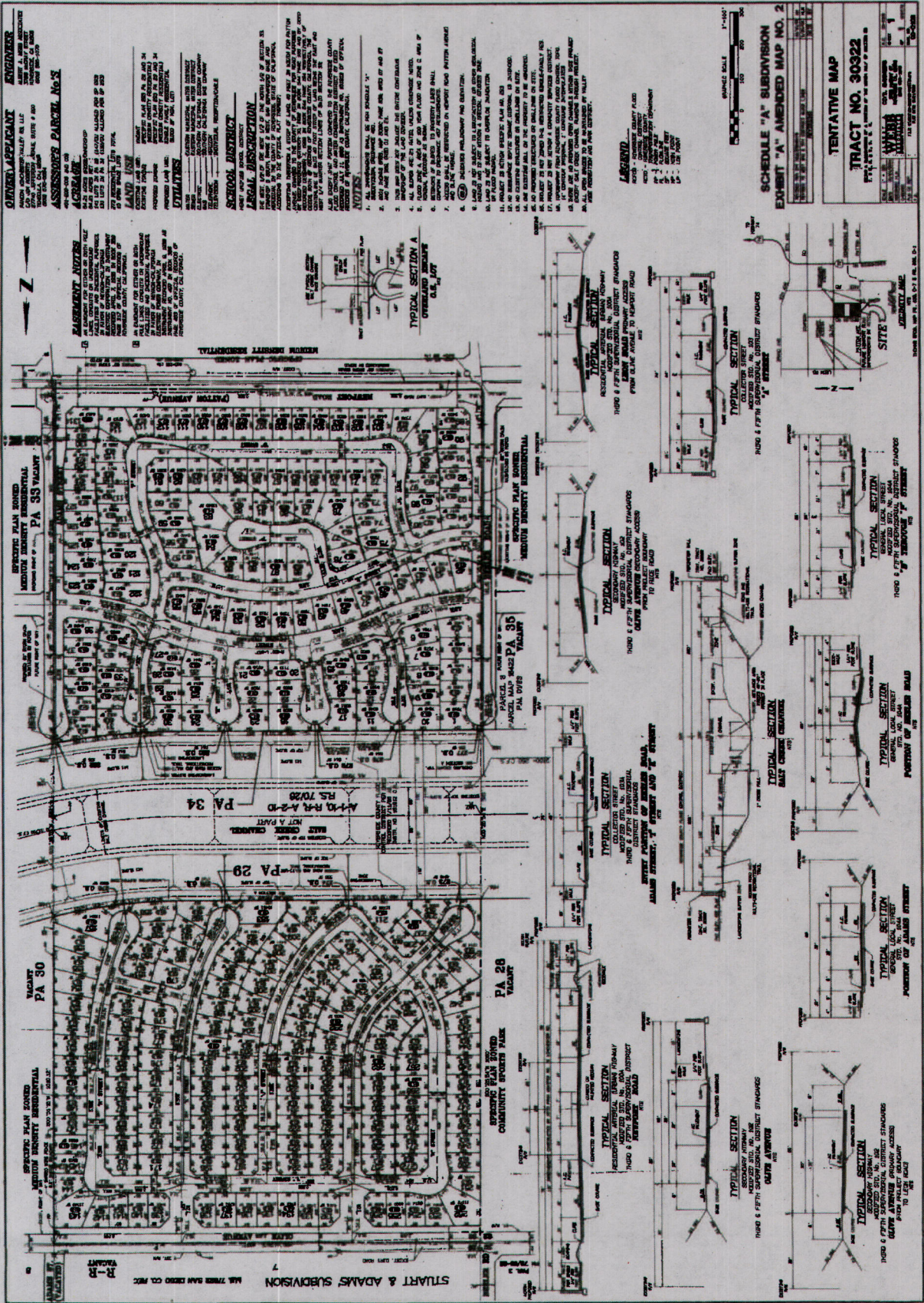
Zoning Area: Winchester

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctma.org>





**OWNER/APPLICANT**  
**ENGINEER**

MAJOR APPLICANT: [Name]  
 MINOR APPLICANT: [Name]  
 ADDRESS: [Address]  
 CITY: [City]  
 COUNTY: [County]  
 STATE: [State]  
 ZIP: [Zip]

**ASSESSOR'S PARCEL No. 3**

**ACCOMMODATION**

PROPOSED: [Type]  
 EXISTING: [Type]

**LAND USE**

PROPOSED: [Type]  
 EXISTING: [Type]

**UTILITIES**

WATER: [Type]  
 SEWER: [Type]  
 GAS: [Type]  
 ELECTRIC: [Type]

**SCHOOL DISTRICT**

NAME: [Name]  
 ADDRESS: [Address]

**LEGAL DESCRIPTION**

THE BEST COPY OF THE ORIGINAL OF SECTION 28  
 OF THE GENERAL ORDINANCE NO. 100,000 OF THE  
 CITY OF CHICAGO, ILLINOIS, WHICH CHANGES THE  
 BOUNDARIES OF THE SEVERAL SUBDIVISIONS OF  
 CHICAGO, ILLINOIS, TO THE EFFECT OF THE  
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 TO THE EFFECT OF THE CHANGING THE  
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 SUBDIVISIONS OF CHICAGO, ILLINOIS,

**NOTES**

1. THE SEWER MAIN SHALL BE 30" DIA. UNLESS OTHERWISE SPECIFIED.
2. THE SEWER MAIN SHALL BE 18" DIA. UNLESS OTHERWISE SPECIFIED.
3. THE SEWER MAIN SHALL BE 15" DIA. UNLESS OTHERWISE SPECIFIED.
4. ALL SEWER MAINS SHALL BE 15' MIN. COVER UNLESS OTHERWISE SPECIFIED.
5. ALL SEWER MAINS SHALL BE 12' MIN. COVER UNLESS OTHERWISE SPECIFIED.
6. ALL SEWER MAINS SHALL BE 10' MIN. COVER UNLESS OTHERWISE SPECIFIED.
7. ALL SEWER MAINS SHALL BE 8' MIN. COVER UNLESS OTHERWISE SPECIFIED.
8. ALL SEWER MAINS SHALL BE 6' MIN. COVER UNLESS OTHERWISE SPECIFIED.
9. ALL SEWER MAINS SHALL BE 4' MIN. COVER UNLESS OTHERWISE SPECIFIED.
10. ALL SEWER MAINS SHALL BE 3' MIN. COVER UNLESS OTHERWISE SPECIFIED.
11. ALL SEWER MAINS SHALL BE 2' MIN. COVER UNLESS OTHERWISE SPECIFIED.
12. ALL SEWER MAINS SHALL BE 1' MIN. COVER UNLESS OTHERWISE SPECIFIED.
13. ALL SEWER MAINS SHALL BE 0' MIN. COVER UNLESS OTHERWISE SPECIFIED.
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15. ALL SEWER MAINS SHALL BE 2' MIN. COVER UNLESS OTHERWISE SPECIFIED.
16. ALL SEWER MAINS SHALL BE 3' MIN. COVER UNLESS OTHERWISE SPECIFIED.
17. ALL SEWER MAINS SHALL BE 4' MIN. COVER UNLESS OTHERWISE SPECIFIED.
18. ALL SEWER MAINS SHALL BE 6' MIN. COVER UNLESS OTHERWISE SPECIFIED.
19. ALL SEWER MAINS SHALL BE 8' MIN. COVER UNLESS OTHERWISE SPECIFIED.
20. ALL SEWER MAINS SHALL BE 10' MIN. COVER UNLESS OTHERWISE SPECIFIED.
21. ALL SEWER MAINS SHALL BE 12' MIN. COVER UNLESS OTHERWISE SPECIFIED.
22. ALL SEWER MAINS SHALL BE 15' MIN. COVER UNLESS OTHERWISE SPECIFIED.
23. ALL SEWER MAINS SHALL BE 18' MIN. COVER UNLESS OTHERWISE SPECIFIED.
24. ALL SEWER MAINS SHALL BE 30' MIN. COVER UNLESS OTHERWISE SPECIFIED.

**LEGEND**

1. SEWER MAIN	10. 6" DIA. WATER MAIN
2. SEWER MAIN	11. 8" DIA. WATER MAIN
3. SEWER MAIN	12. 10" DIA. WATER MAIN
4. SEWER MAIN	13. 12" DIA. WATER MAIN
5. SEWER MAIN	14. 15" DIA. WATER MAIN
6. SEWER MAIN	15. 18" DIA. WATER MAIN
7. SEWER MAIN	16. 24" DIA. WATER MAIN
8. SEWER MAIN	17. 30" DIA. WATER MAIN
9. SEWER MAIN	18. 36" DIA. WATER MAIN
19. SEWER MAIN	19. 42" DIA. WATER MAIN
20. SEWER MAIN	20. 48" DIA. WATER MAIN
21. SEWER MAIN	21. 54" DIA. WATER MAIN
22. SEWER MAIN	22. 60" DIA. WATER MAIN
23. SEWER MAIN	23. 66" DIA. WATER MAIN
24. SEWER MAIN	24. 72" DIA. WATER MAIN

**TYPICAL SECTION A**  
 OVERHEAD STANDBY  
 8" DIA. WATER MAIN

**TYPICAL SECTION B**  
 8" DIA. WATER MAIN

**TYPICAL SECTION C**  
 8" DIA. WATER MAIN

**TYPICAL SECTION D**  
 8" DIA. WATER MAIN

**TYPICAL SECTION E**  
 8" DIA. WATER MAIN

**TYPICAL SECTION F**  
 8" DIA. WATER MAIN

**TYPICAL SECTION G**  
 8" DIA. WATER MAIN

**TYPICAL SECTION H**  
 8" DIA. WATER MAIN

**TYPICAL SECTION I**  
 8" DIA. WATER MAIN

**TYPICAL SECTION J**  
 8" DIA. WATER MAIN

**TENTATIVE MAP**

**TRACT NO. 30322**

**SCHEDULE 'A' SUBDIVISION**

**EXHIBIT 'A' AMENDED MAP NO. 2**

DATE: [Date]  
 CITY: [City]  
 COUNTY: [County]  
 STATE: [State]

**REVISIONS**

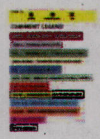
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**7 REVENDED NO. 4**

DATE: [Date]



104  
162  
COPY



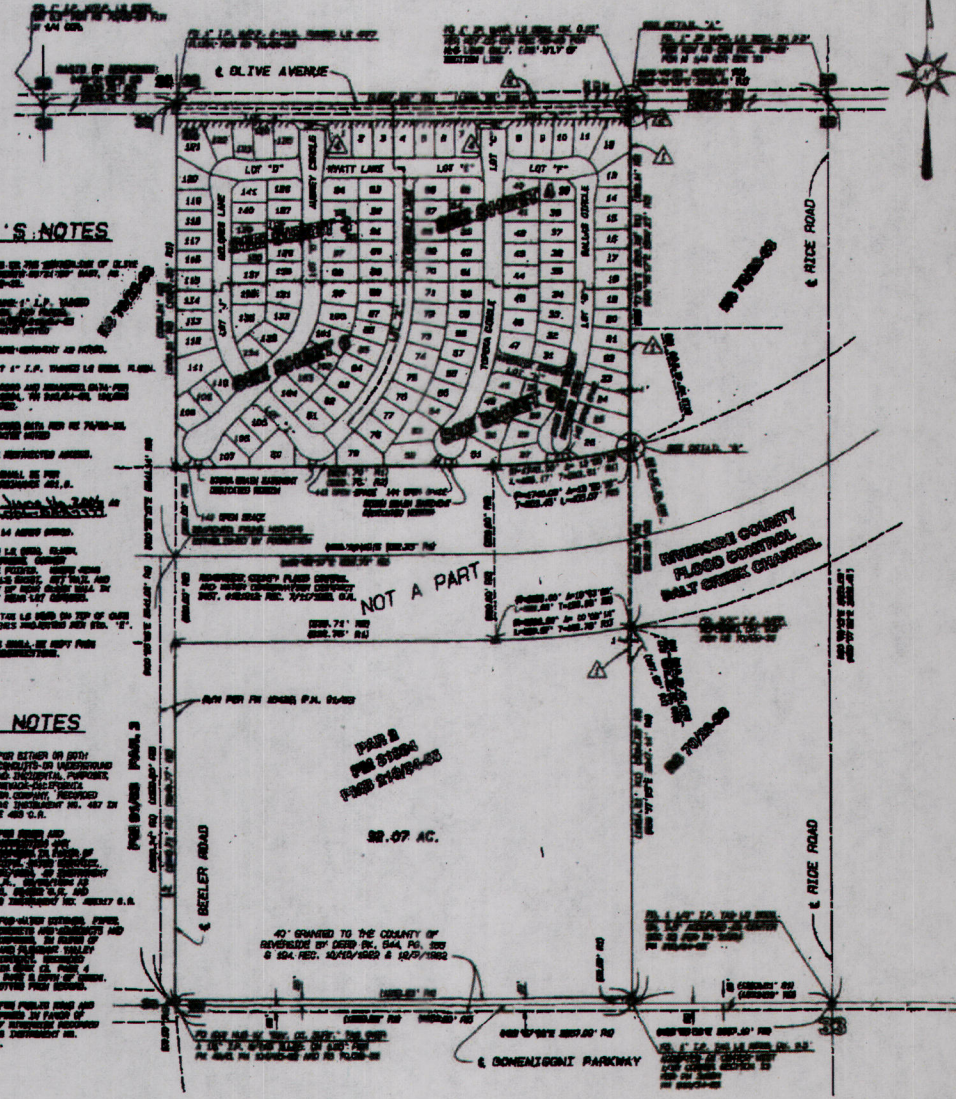
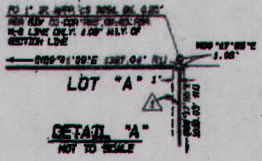
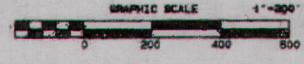
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY,  
STATE OF CALIFORNIA

SHEET 2 OF 6 SHEETS

# TRACT NO. 30322-1

NEEDS A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 30894  
PARCEL MAP 30894 AND PAGES 8A AND 8B LOCATED IN  
SECTION 36, TOWNSHIP 8 SOUTH, RANGE 2 WEST, S.24.  
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

ALBERT A. NEEDS ASSOCIATES - CIVIL ENGINEERS  
APRIL 2004



### SURVEYOR'S NOTES

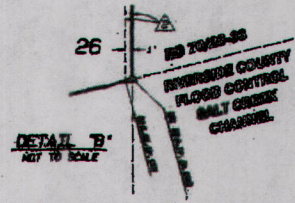
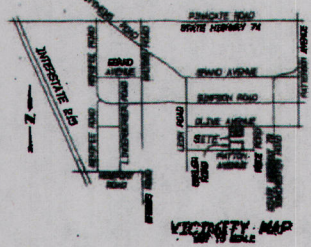
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2. A. DETERMINED FROM 1\"/>

### EASEMENT NOTES

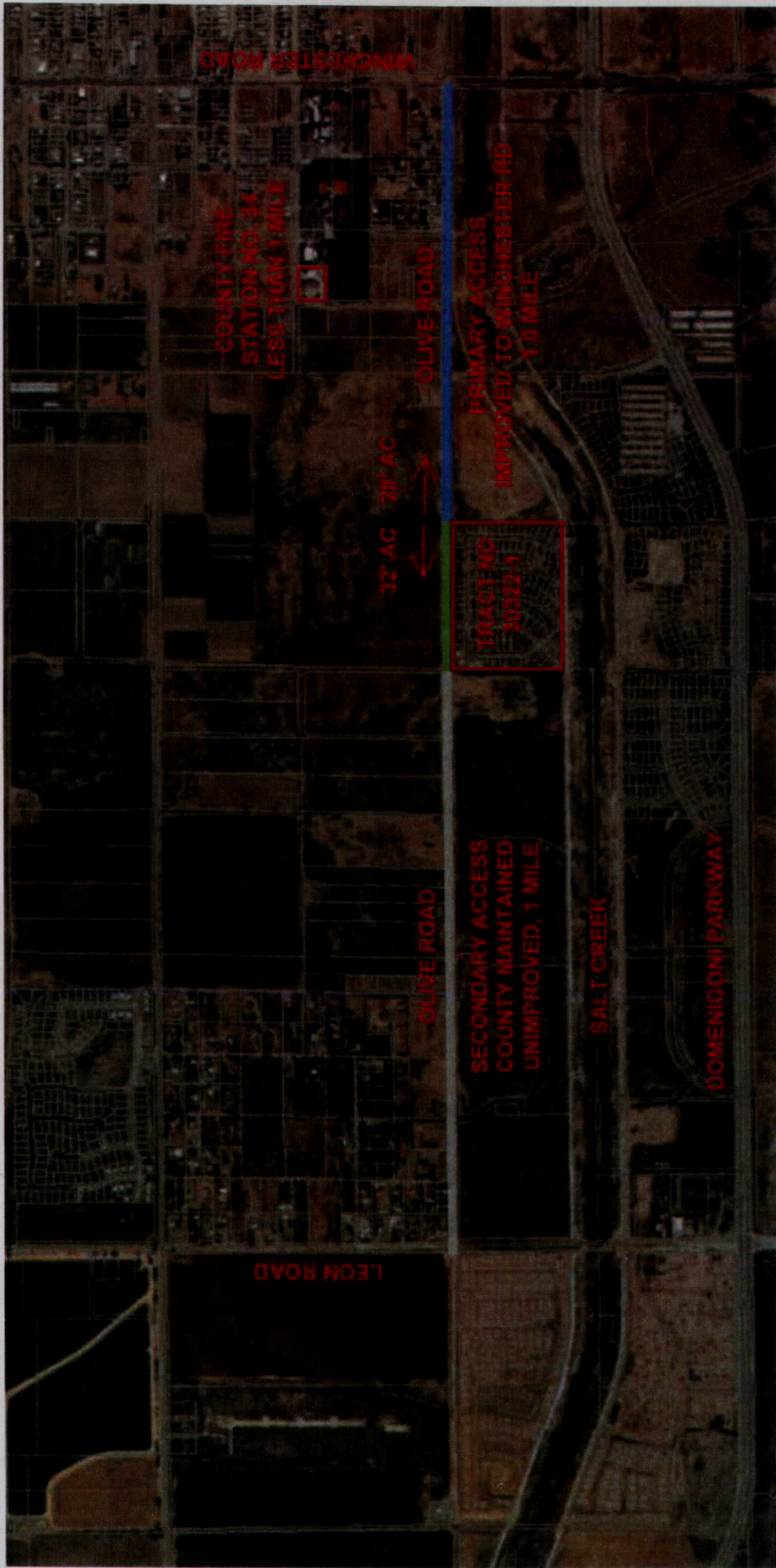
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3. AN EASEMENT FOR... FACILITY AND INCIDENTALS... 04/14/2004...
4. AN EASEMENT FOR... FACILITY AND INCIDENTALS... 04/14/2004...

### ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN G.C.S. BOOK 26, PAGE 16. THIS AFFECTS ALL LOTS.







**OLIVE ROAD  
PRIMARY AND  
SECONDARY ACCESS  
EXHIBIT**

































# RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

MAP OF  
RIVERSIDE COUNTY, CALIFORNIA  
SHOWING THE

# COUNTY MAINTAINED AND PUBLIC ROAD SYSTEM

OCTOBER 1, 2016

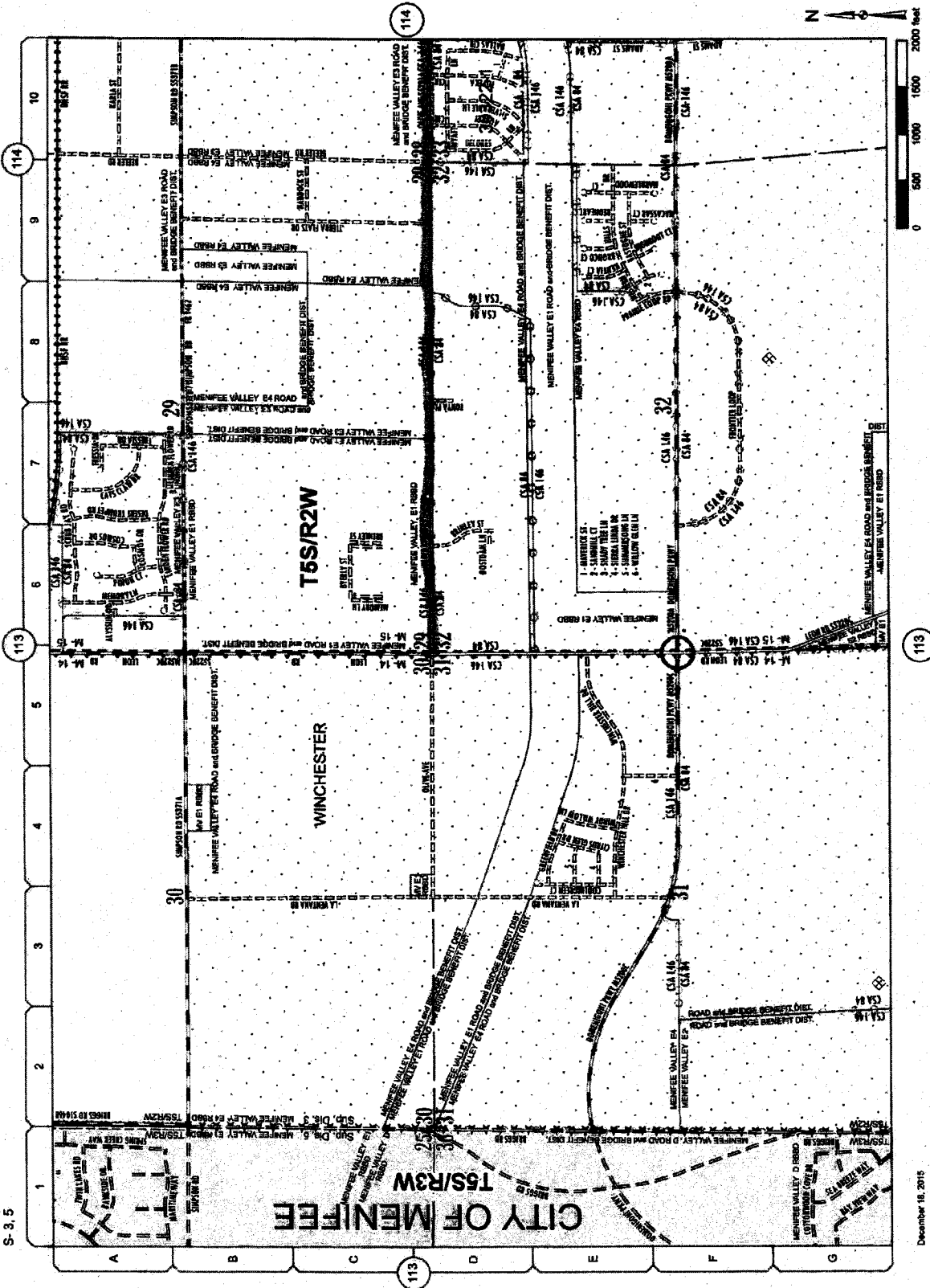
## LEGEND

	INTERSTATE		SUPERVISORIAL DISTRICT BOUNDARY		BRIDGE-COUNTY MAINTAINED
	STATE HIGHWAY		MAINTENANCE DISTRICT BOUNDARY		DRAINAGE EASEMENT-COUNTY MAINTAINED
	FEDERAL ROUTE-COUNTY MAINTAINED		INDIAN RESERVATION BOUNDARY		TRAFFIC SIGNAL-COUNTY MAINTAINED
	PAVED SURFACE-COUNTY MAINTAINED		COUNTY SERVICE AREA BOUNDARY		TRAFFIC SIGNAL-COST SHARED
	GRAVELED SURFACE-COUNTY MAINTAINED		ROAD & BRIDGE BENEFIT DISTRICT		FLASHER-COUNTY MAINTAINED
	DIRT SURFACE-COUNTY MAINTAINED		INCORPORATED CITIES		RADAR FLASHER-COUNTY MAINTAINED
	DEDICATED & ACCEPTED PUBLIC ROAD		AIRPORT		
	CITY ROAD		MOUNTAIN RANGE		
	MAINTAINED CITY ROAD		NATIONAL PARK/MONUMENT		
	DEDICATED & ACCEPTED PUBLIC ROAD		NATIONAL FOREST		
	COMMUNITY SERVICES DISTRICT MAINTAINED				
	RAILROAD				

This map was made by the Riverside County Geographic Information System. The map elements were produced by the Assessor and the Transportation and Land Management Agency which is comprised of the Administration, Aviation and Information Resources Division and the Office of Safety Planning and Transportation Information. The County of Riverside is not responsible for the accuracy of the information contained on this map. Data and information represented on this map is subject to update and modifications. The Geographic Information System and other sources should be queried for the most current information.



M-14, 15  
S-3, 5

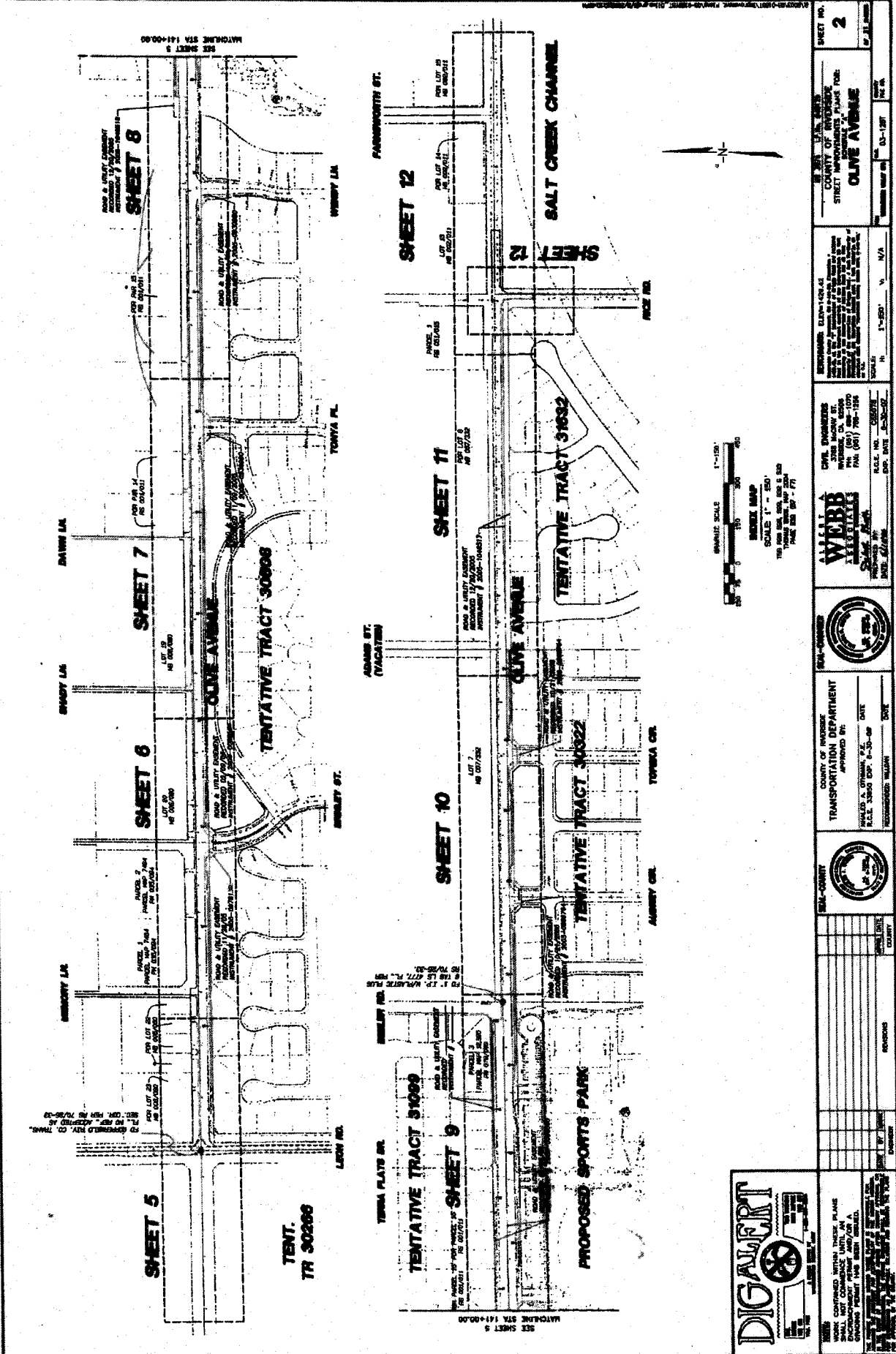


December 18, 2015

113-A







THIS DOCUMENT IS THE PROPERTY OF THE COUNTY OF INDIANAPOLIS. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE COUNTY OF INDIANAPOLIS. THE COUNTY OF INDIANAPOLIS ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT.

SEALED AND APPROVED BY: [Signature]  
 COUNTY OF INDIANAPOLIS  
 TRANSPORTATION DEPARTMENT  
 APPROVED BY: [Signature]  
 DATE: [Date]

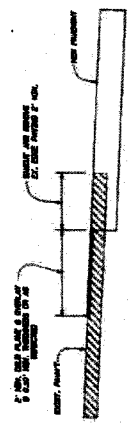
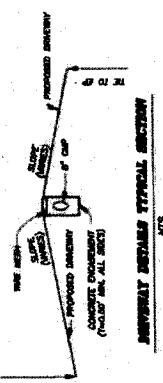
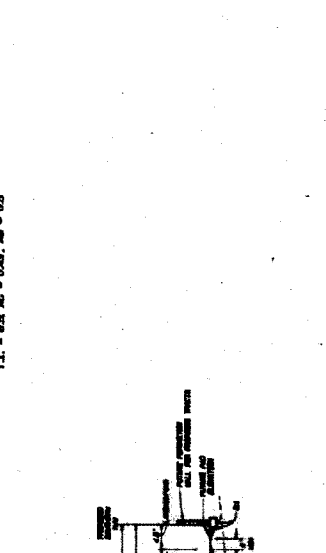
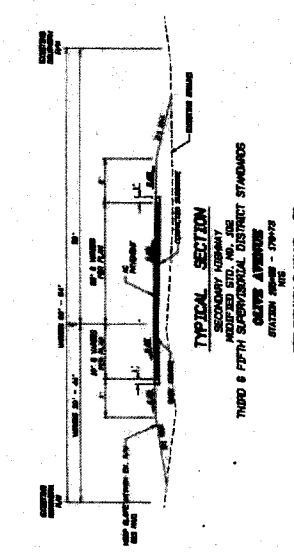
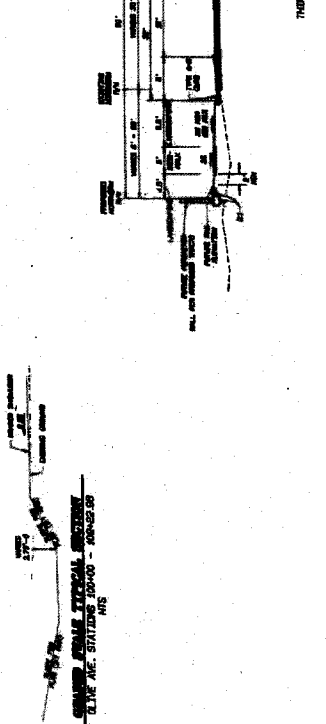
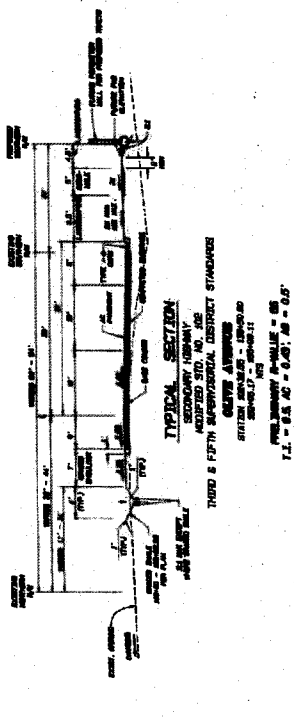


**WEBB ASSOCIATES**  
 CIVIL ENGINEERS  
 1100 N. MERIDIAN ST., SUITE 200  
 INDIANAPOLIS, IN 46202  
 TEL: (317) 426-1100  
 FAX: (317) 426-1101  
 www.webbassoc.com

RECOMMENDED BY: [Signature]  
 COUNTY OF INDIANAPOLIS  
 STREET IMPROVEMENT PLAN FOR:  
**OLIVE AVENUE**

SHEET NO. **2**  
 OF 11 SHEETS





**DIG AHEAD**

WORK CONTINUED WITH THESE PLANS  
UNLESS OTHERWISE NOTED. ANY  
CHANGES WILL BE MADE AS NECESSARY.  
NO WORK SHALL BE DONE WITHOUT THE  
APPROVED PERMIT AND SUPPLEMENT.

**NOTE:**  
SLOPE SHALL BE 1:1  
PROPOSED PAVEMENT  
AND PROPOSED EXISTING INFRASTRUCTURE  
AND PROPOSED EXISTING INFRASTRUCTURE  
AND PROPOSED EXISTING INFRASTRUCTURE  
AND PROPOSED EXISTING INFRASTRUCTURE  
DATED JULY 20, 2010

**CONCRETE URBAN INFRASTRUCTURE**  
SCALE: 1/4" = 1'-0"

**CONCRETE URBAN INFRASTRUCTURE**  
SCALE: 1/4" = 1'-0"

**CONCRETE URBAN INFRASTRUCTURE**  
SCALE: 1/4" = 1'-0"

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

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

DATE: 10/10/10  
DRAWN BY: [Name]  
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APPROVED BY: [Name]

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

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

SHEET NO. 4

COUNTY OF INDIANA  
STREET IMPROVEMENT PLANS FOR  
**OLIVE AVENUE**

CIVIL ENGINEER  
WEBB ASSOCIATES  
1000 N. W. 10th St.  
Tulsa, OK 74103  
TEL: (918) 438-1000  
FAX: (918) 438-1001

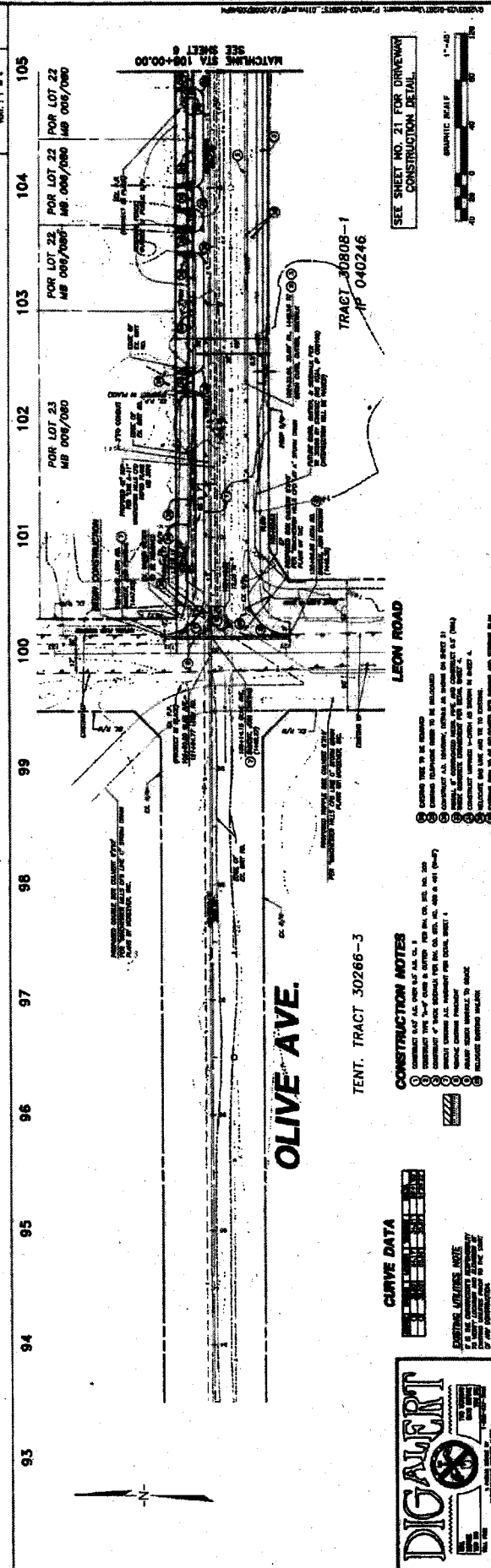
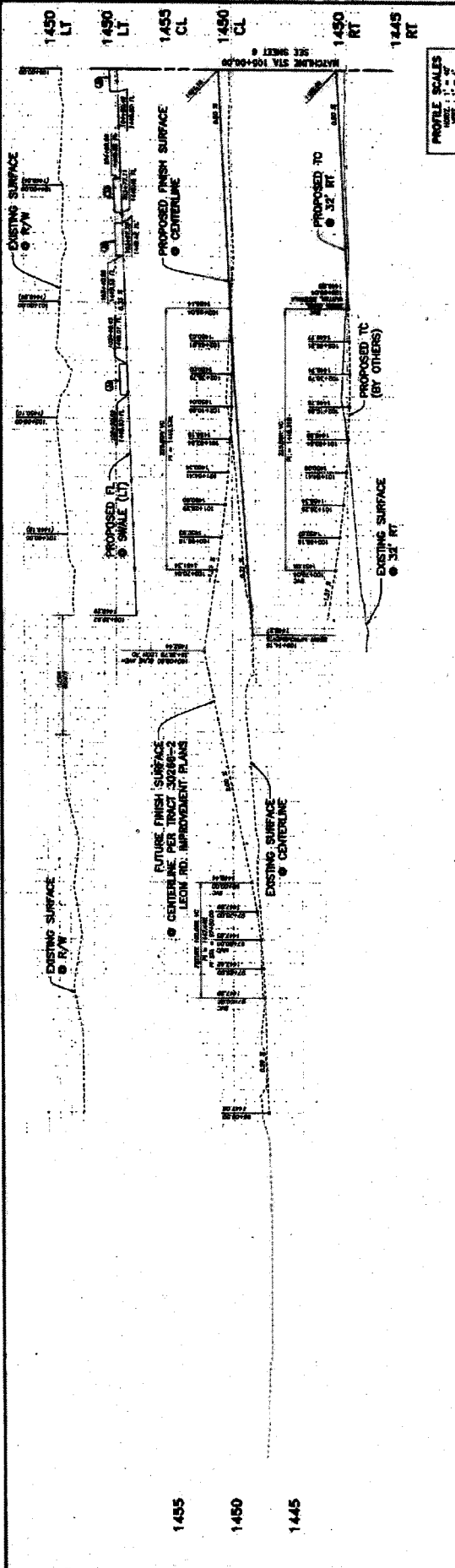
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DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

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

DATE: 10/10/10  
DRAWN BY: [Name]  
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APPROVED BY: [Name]

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

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



**OLIVE AVE.**

TENT. TRACT 30266-3

TRACT 30808-1  
# 040246

**CURVE DATA**

1	100.00'	10.00%	10.00'
2	100.00'	10.00%	10.00'

**CONSTRUCTION NOTES**

- 1. EXISTING SURFACE TO BE MAINTAINED
- 2. EXISTING SURFACE TO BE MAINTAINED
- 3. EXISTING SURFACE TO BE MAINTAINED
- 4. EXISTING SURFACE TO BE MAINTAINED
- 5. EXISTING SURFACE TO BE MAINTAINED
- 6. EXISTING SURFACE TO BE MAINTAINED
- 7. EXISTING SURFACE TO BE MAINTAINED
- 8. EXISTING SURFACE TO BE MAINTAINED
- 9. EXISTING SURFACE TO BE MAINTAINED
- 10. EXISTING SURFACE TO BE MAINTAINED

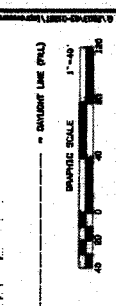
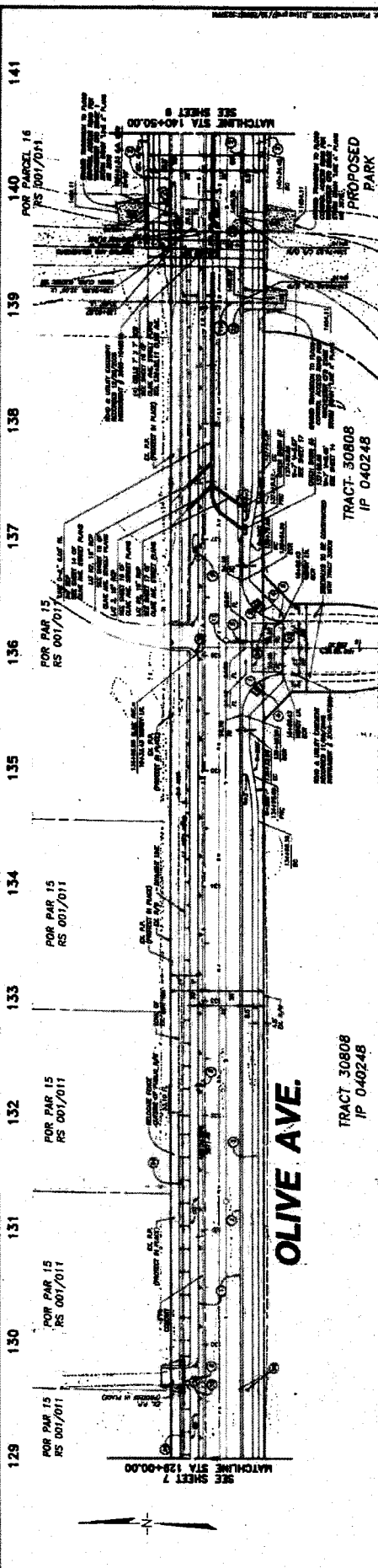
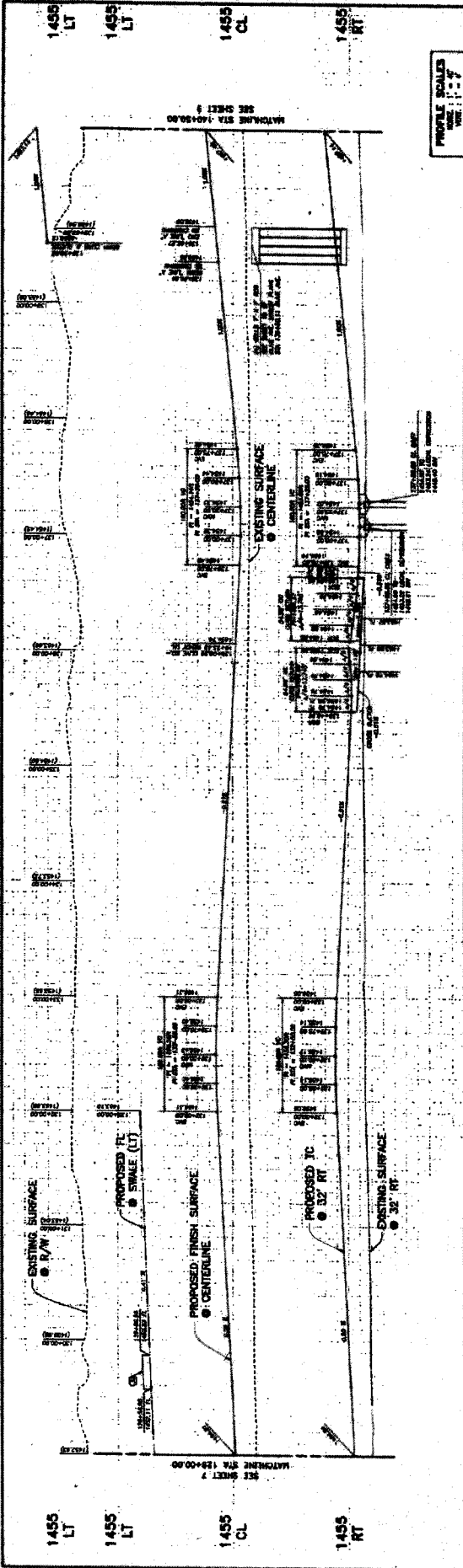


<p>WORK CONTAINED WITHIN THESE PLANS IS THE PROPERTY OF DIGALERT, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DIGALERT, INC.</p>	
<p><b>WEBB ENGINEERS</b> 3700 MACY BLVD IRVING, CA 92604 TEL: (951) 798-1700 FAX: (951) 798-1700</p>	<p><b>ENGINEER</b> DATE: 11/11/08 SCALE: 1"=40' SHEET NO. 5 OF 21 SHEETS</p>
<p><b>TRANSPORTATION DEPARTMENT</b> APPROVED BY: [Signature] DATE: 11/11/08</p>	<p><b>COUNTY OF RIVERSIDE</b> STREET IMPROVEMENT PLANS FOR: <b>OLIVE AVENUE</b></p>









SEE SHEET NO. 21 FOR DRIVEWAY  
CONSTRUCTION DETAIL.

TRACT 30808  
IP 040248

WENDY LN

CONSTRUCTION NOTES

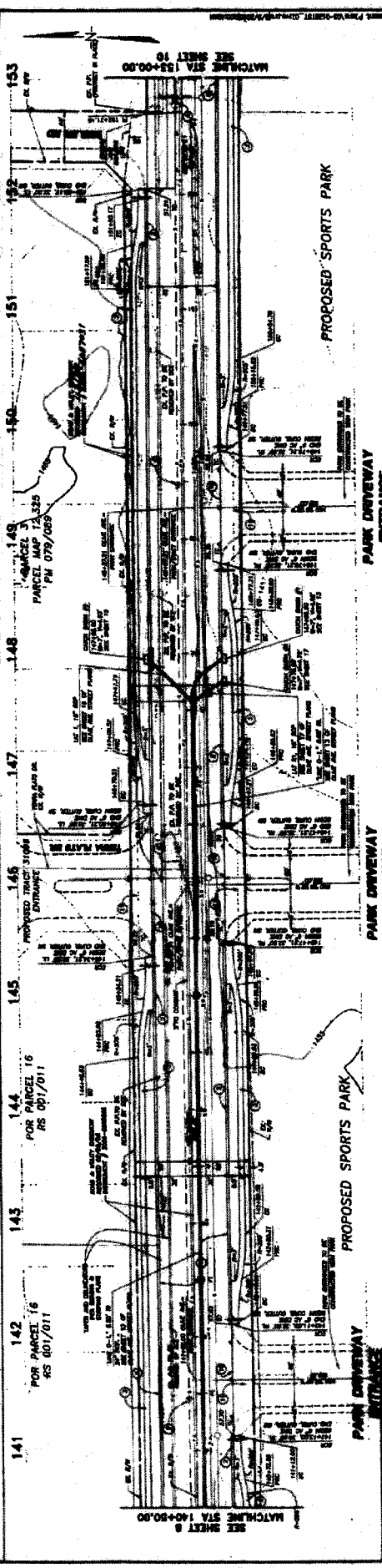
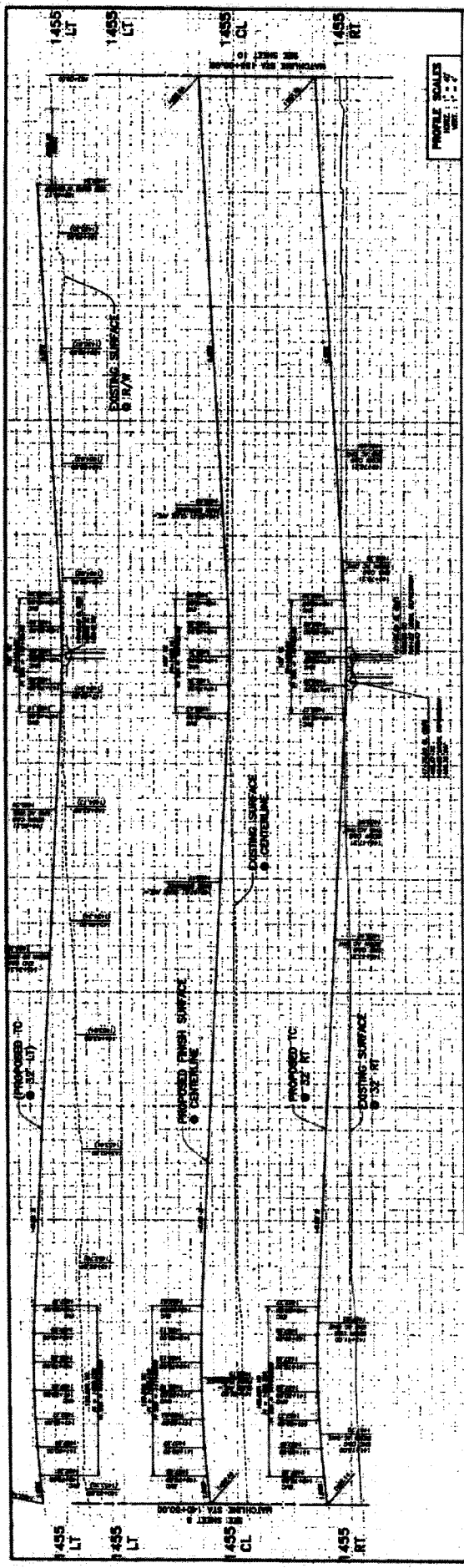
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE A.S.T.M. SPECIFICATIONS.
- 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
- 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE A.S.T.M. SPECIFICATIONS.
- 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE A.S.T.M. SPECIFICATIONS.
- 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE A.S.T.M. SPECIFICATIONS.
- 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE A.S.T.M. SPECIFICATIONS.
- 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE A.S.T.M. SPECIFICATIONS.
- 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE A.S.T.M. SPECIFICATIONS.
- 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE A.S.T.M. SPECIFICATIONS.
- 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE A.S.T.M. SPECIFICATIONS.

TRACT 30808  
IP 040248

CURVE DATA



<b>DIGAERT</b>	COUNTY OF ORANGE TRANSPORTATION DEPARTMENT APPROVED BY: WALTER A. ORANGE, P.E. S.E.E. 3890 E.D. 6-30-08	<b>WEBB</b> CIVIL ENGINEERS 2121 N. ORANGE ST. SUITE 200 FULLERTON, CA 92631 TEL: (714) 798-1070 FAX: (714) 798-1288	SHEET NO. <b>8</b> OF 11 SHEETS
PROJECT NAME: <b>OLIVE AVENUE</b>		SCALE: 1"=40' V. 1"=40' DATE: 6-30-08	
CONTRACT NO.: <b>30808</b>		SHEET NO.: <b>8</b>	
DRAWING NO.: <b>IP 040248</b>		DATE: 6-30-08	



**CONSTRUCTION NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS ADOPTED BY THE BOARD OF SUPERVISORS, COUNTY OF INDIANAH, INDIANA.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. ALL DIMENSIONS SHALL BE IN FEET AND INCHES, UNLESS OTHERWISE SPECIFIED.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE PROJECT.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL FEATURES.

8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT THE PROJECT.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING LANDSCAPE FEATURES.

10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

**PROFILE SCALE**  
1" = 10'

**VERTICAL SCALE**  
1" = 10'

**GRAPHIC SCALE**  
1" = 100'

**CONTRACT NO.** 14-00-00

**SHEET NO.** 9

**COUNTY OF INDIANAH**

**STREET IMPROVEMENT PLANS FOR**

**OLIVE AVENUE**

**ENGINEER**

**ALBERT WEBB ASSOCIATES**

1000 N. W. 10th St., Suite 100  
Tulsa, Oklahoma 74103  
Tel: (918) 438-1234  
Fax: (918) 438-1234

**DATE:** 05-20-14

**CITY ENGINEER**

**JOHN J. SMITH**

1000 N. W. 10th St., Suite 100  
Tulsa, Oklahoma 74103  
Tel: (918) 438-1234  
Fax: (918) 438-1234

**DATE:** 05-20-14

**APPROVED FOR THE COUNTY OF INDIANAH**

**TRANSPORTATION DEPARTMENT**

**APPROVED BY:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**APPROVED FOR THE CITY OF TULSA**

**DATE:** \_\_\_\_\_

**REVISIONS:**

NO.	DATE	DESCRIPTION

**SCALE:** 1" = 100'

**DATE:** 05-20-14



# OLIVE AVE.

**EXISTING UTILITIES NOTE**

ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

**NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES, UNLESS OTHERWISE SPECIFIED.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE PROJECT.

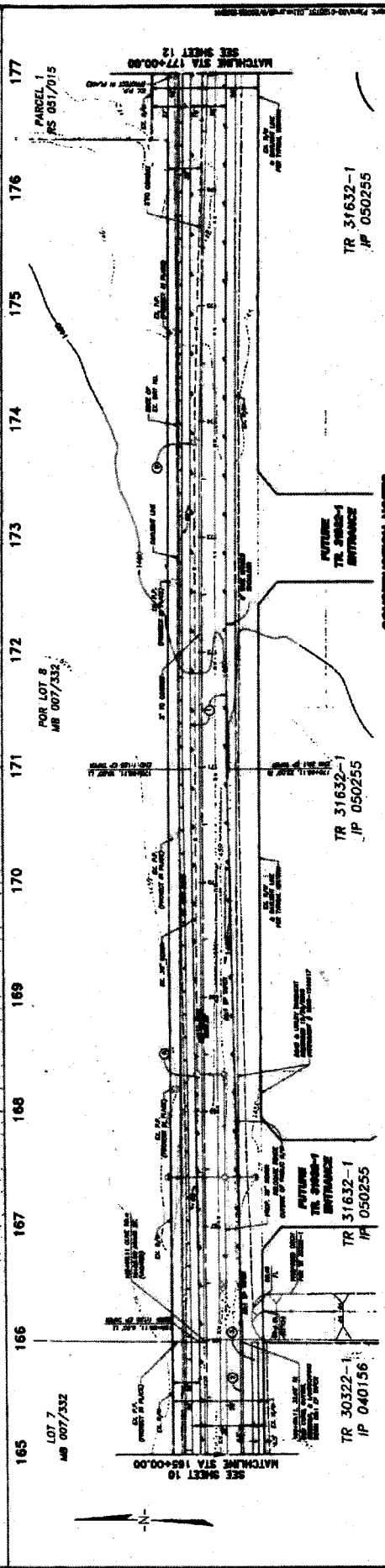
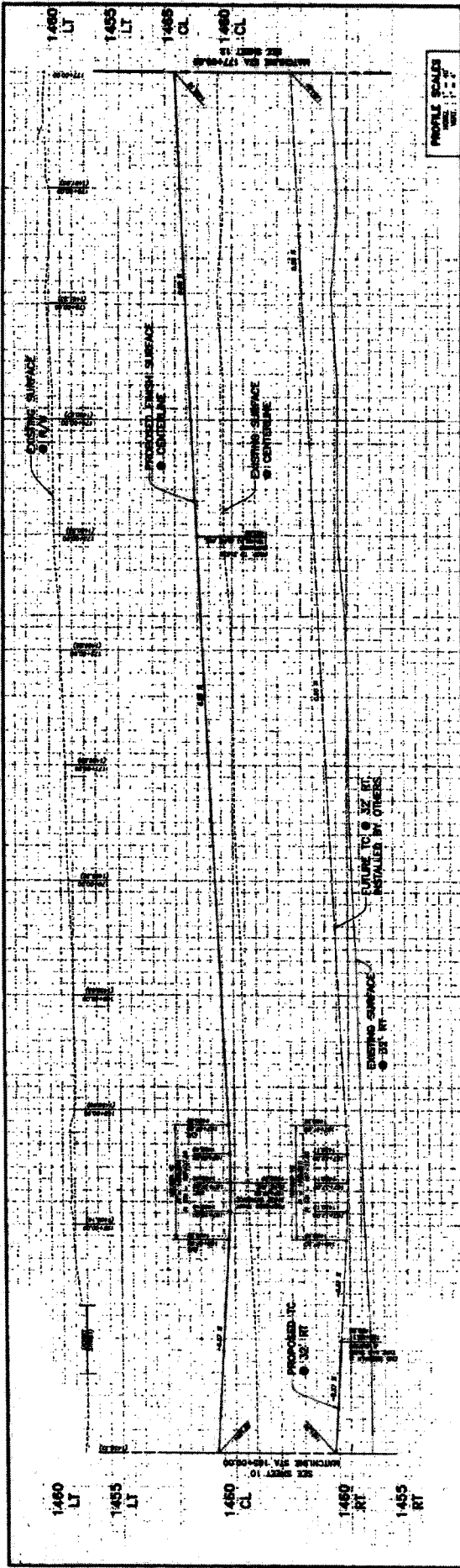
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL FEATURES.

7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT THE PROJECT.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING LANDSCAPE FEATURES.

9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.





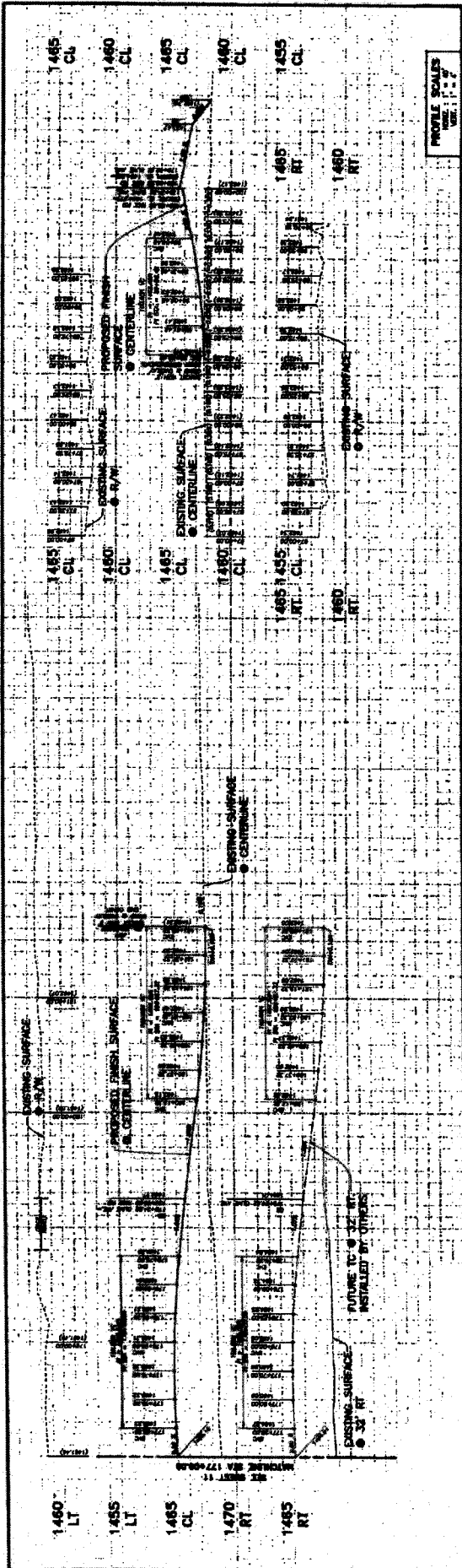
**CONSTRUCTION NOTES**

- 1. EXISTING SURFACE TO BE MAINTAINED.
- 2. PROPOSED FINISH SURFACE TO BE MAINTAINED.
- 3. EXISTING SERVICE IN CONDUIT TO BE MAINTAINED.
- 4. FUTURE TR 31632-1 ENTRANCE TO BE MAINTAINED.
- 5. FUTURE TR 30322-1 IP 040156 TO BE MAINTAINED.

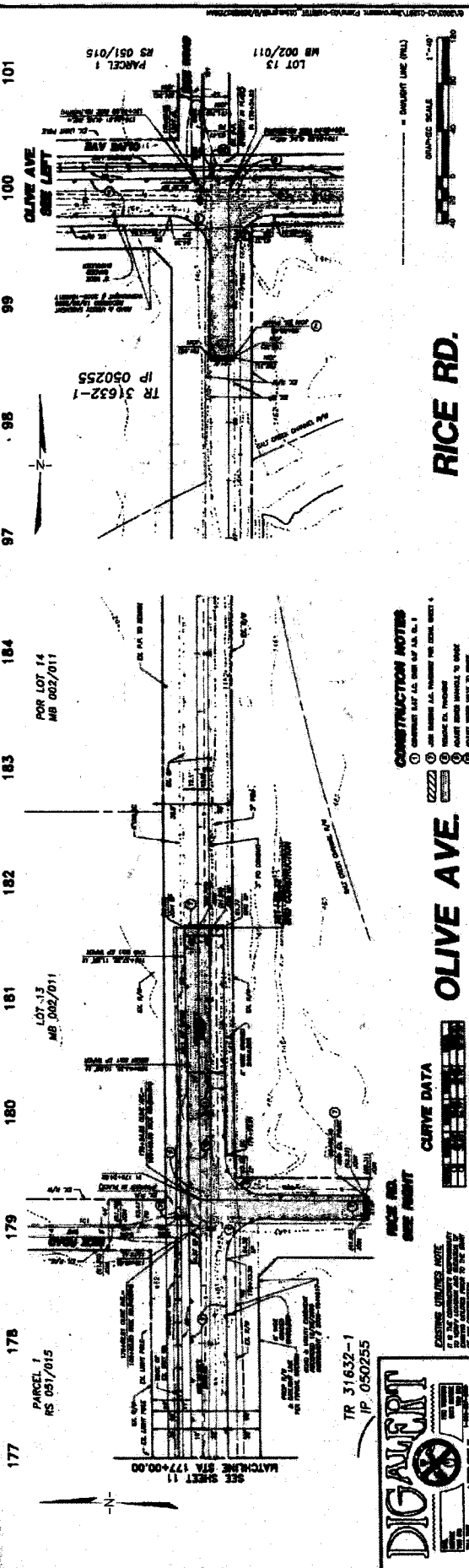
**OLIVE AVE.**

<b>DIGIART</b> CIVIL ENGINEERING 1000 N. 17th St., Suite 100 Phoenix, AZ 85016 PHONE: (602) 944-1111 FAX: (602) 944-1112 WWW.DIGIART.COM		<b>WEBB ASSOCIATES</b> CIVIL ENGINEERS 1000 N. 17th St., Suite 100 Phoenix, AZ 85016 PHONE: (602) 944-1111 FAX: (602) 944-1112 WWW.WEBBASSOCIATES.COM	
COUNTY OF MARICOPA TRANSPORTATION DEPARTMENT APPROVED BY: _____ DATE: _____		COUNTY OF MARICOPA CIVIL ENGINEER APPROVED BY: _____ DATE: _____	
SHEET NO. <b>11</b> OF 31 SHEETS		SCALE: 1" = 40' DATE: 03-20-07	





PROFILE SCALES  
VERTICAL 1" = 4'



PLAN SCALE 1" = 40'

CONSTRUCTION NOTES  
 1. EXISTING SURFACE SHALL BE MAINTAINED TO THE CENTERLINE.  
 2. EXISTING SURFACE SHALL BE MAINTAINED TO THE RIGHT OF WAY.  
 3. EXISTING SURFACE SHALL BE MAINTAINED TO THE RIGHT OF WAY.  
 4. EXISTING SURFACE SHALL BE MAINTAINED TO THE RIGHT OF WAY.

CURVE DATA  
 RICE RD  
 SEE RIGHT

TR 31632-1  
 IP 050255

PARCEL 1  
 RS 051/015

LOT 13  
 MB 002/011

POB LOT 14  
 MB 002/011

TR 31632-1  
 IP 050255

RICE RD  
 SEE RIGHT

EXISTING SURFACE  
 31' RT

EXISTING SURFACE  
 32' RT

EXISTING SURFACE  
 33' RT

EXISTING SURFACE  
 34' RT

EXISTING SURFACE  
 35' RT

EXISTING SURFACE  
 36' RT

EXISTING SURFACE  
 37' RT

EXISTING SURFACE  
 38' RT

EXISTING SURFACE  
 39' RT

EXISTING SURFACE  
 40' RT

EXISTING SURFACE  
 41' RT

EXISTING SURFACE  
 42' RT

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 43' RT

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 44' RT

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 45' RT

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 46' RT

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 48' RT

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 49' RT

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 81' RT

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 83' RT

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 84' RT

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 85' RT

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 86' RT

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 90' RT

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 92' RT

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 93' RT

EXISTING SURFACE  
 94' RT

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 95' RT

EXISTING SURFACE  
 96' RT

EXISTING SURFACE  
 97' RT

EXISTING SURFACE  
 98' RT

EXISTING SURFACE  
 99' RT

EXISTING SURFACE  
 100' RT

EXISTING SURFACE  
 101' RT

**CONSTRUCTION NOTES**

- 1. EXISTING SURFACE SHALL BE MAINTAINED TO THE CENTERLINE.
- 2. EXISTING SURFACE SHALL BE MAINTAINED TO THE RIGHT OF WAY.
- 3. EXISTING SURFACE SHALL BE MAINTAINED TO THE RIGHT OF WAY.
- 4. EXISTING SURFACE SHALL BE MAINTAINED TO THE RIGHT OF WAY.

**CONTRACT INFORMATION**

PROJECT NO. TR 31632-1  
 IP 050255

DATE: 05/15/2011

SCALE: 1" = 40'

SHEET NO. 12

TOTAL SHEETS: 12

**PROFESSIONAL SEAL**

**WEBB ALBERT ENGINEERS**

REGISTERED PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING  
 LICENSE NO. 12345  
 EXPIRES: 12/31/2012

**COUNTY OF RIVERSIDE**

TRANSPORTATION DEPARTMENT

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

RECOMMENDED YELLOW

**PROJECT LOCATION**

RICE RD  
 SEE RIGHT

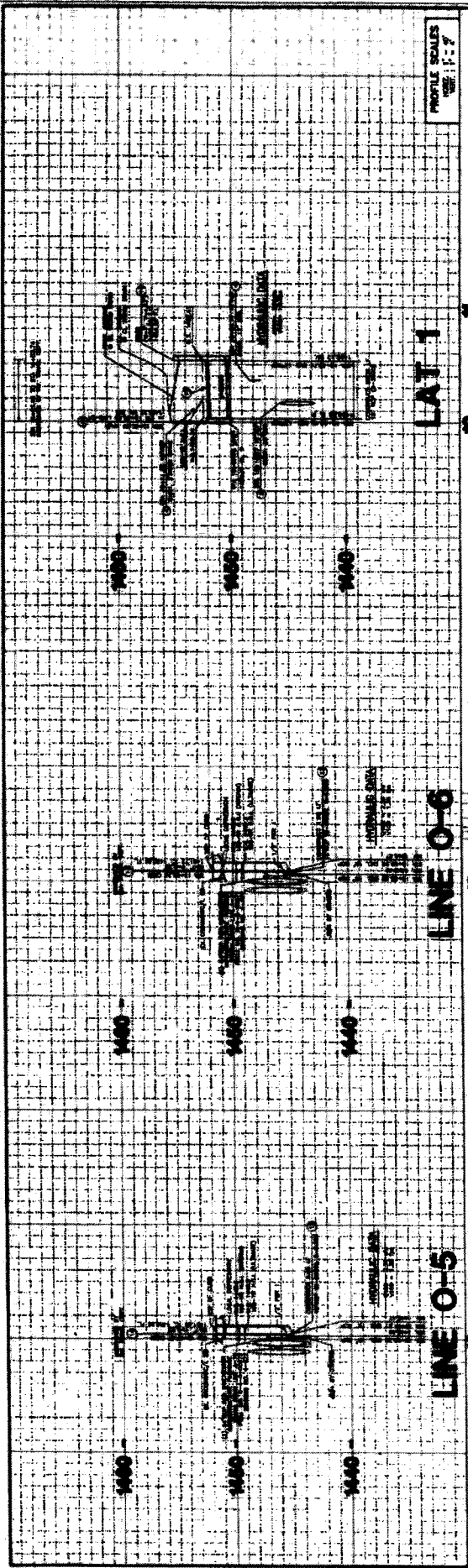
**PROJECT INFORMATION**

PROJECT NO. TR 31632-1  
 IP 050255

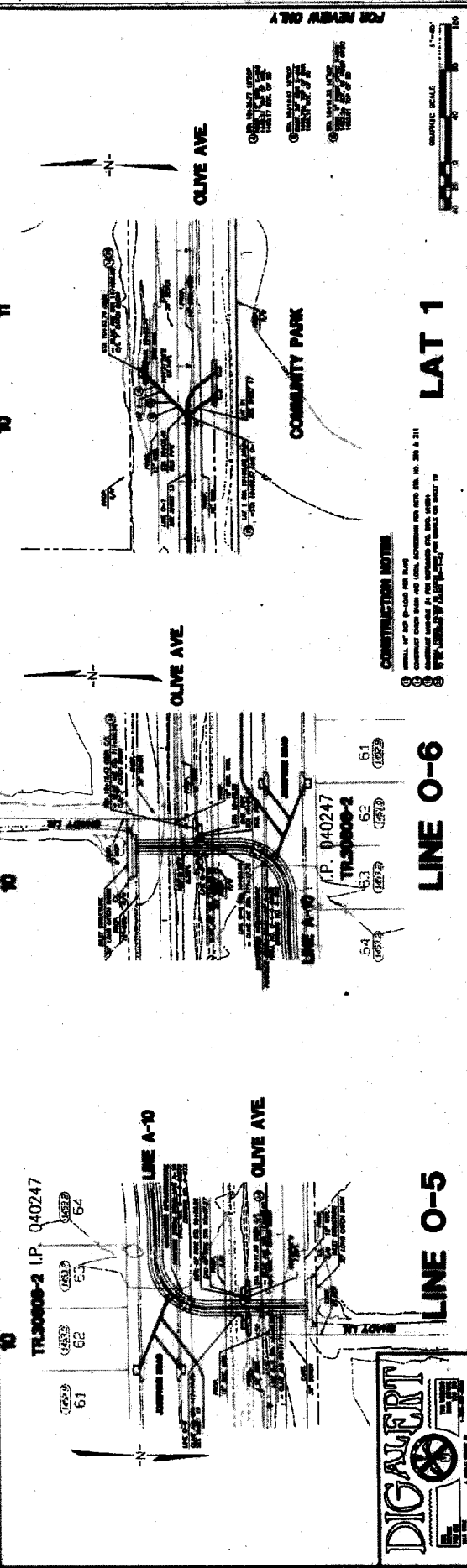








PROFILE SCALES  
VERTICAL 1" = 10'  
HORIZONTAL 1" = 20'



WEBB ASSOCIATES, INC. ENGINEERS  
1000 N. GARDNER ST., SUITE 100  
MESA, AZ 85201  
PHONE: (602) 948-1111  
FAX: (602) 948-1112

CONSTRUCTION NOTES:  
1. ALL PROPOSED GRADES SHALL BE TO FINISH SURFACE.  
2. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.  
3. ALL PROPOSED UTILITIES SHALL BE INSTALLED AS SHOWN.

LINE 0-5  
LINE 0-6  
LINE 1

OLIVE AVE  
COMMUNITY PARK

OLIVE AVE  
COMMUNITY PARK

COUNTY OF MARICOPA TRANSPORTATION DEPARTMENT APPROVED BY: _____ DATE: _____ PREPARED BY: _____ DATE: _____		SEAL-COUNTY 	SEAL-CITY 	SHEET NO. <b>16</b> OF 18 PROJECT NO. <b>10-128</b>
COUNTY OF MARICOPA TRANSPORTATION DEPARTMENT APPROVED BY: _____ DATE: _____ PREPARED BY: _____ DATE: _____				
COUNTY OF MARICOPA TRANSPORTATION DEPARTMENT APPROVED BY: _____ DATE: _____ PREPARED BY: _____ DATE: _____		COUNTY OF MARICOPA TRANSPORTATION DEPARTMENT APPROVED BY: _____ DATE: _____ PREPARED BY: _____ DATE: _____		

FOR REVIEW ONLY

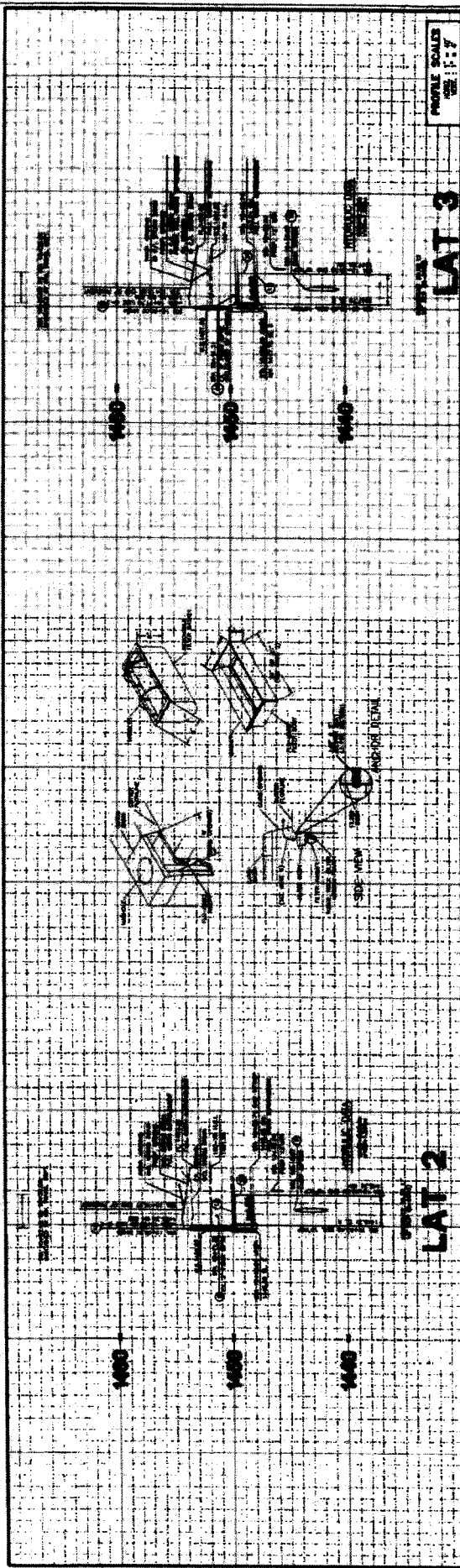
DATE: 10/15/08

SCALE: 1" = 40'

PROJECT NO.: 10-128

SHEET NO.: 16

CITY OF PHOENIX  
 COUNTY OF MARICOPA  
 STREET IMPROVEMENTS PLAN FOR  
 SCHEDULE 'A'  
**OLIVE AVENUE**



PROFILE SCALES  
1" = 10'

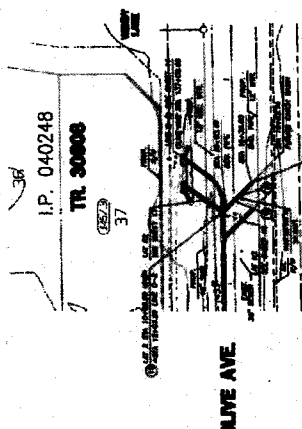
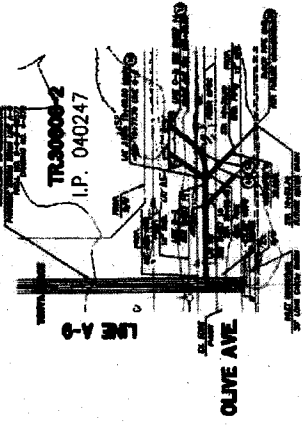
LAT 2

LAT 3

- NOTES:
1. "FLO-GUARD" FILTER BODY SHALL BE MANUFACTURED FROM PETROLEUM RESISTANT FIBERGLASS WHICH MEETS OR EXCEEDS AS 10-6-50.
  2. ALL METAL COMPONENTS SHALL BE OF THE STEEL TYPE (TYPE 304).
  3. BODY SHALL BE 18" DIA. WITH 12" DIA. CONNECTIONS. FRONT PANEL SHALL BE 18" DIA. WITH 12" DIA. CONNECTIONS. FRONT PANEL SHALL BE 18" DIA. WITH 12" DIA. CONNECTIONS.
  4. "FLO-GUARD" FILTER BODY SHALL BE SECURED TO CURB BASIN WALL WITH EXPANSION ANCHOR BOLTS AND NUTS. SEE DETAIL IN CATCH BASIN BOTTOM.
  5. "FLO-GUARD" FILTER BODY SHALL BE 18" DIA. WITH 12" DIA. CONNECTIONS. FRONT PANEL SHALL BE 18" DIA. WITH 12" DIA. CONNECTIONS.
  6. "FLO-GUARD" FILTER BODY SHALL BE 18" DIA. WITH 12" DIA. CONNECTIONS. FRONT PANEL SHALL BE 18" DIA. WITH 12" DIA. CONNECTIONS.
  7. FILTER MEDIA SHALL BE FOSSIL ROCK IN DISCRETE POWDER, RETAINED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

FOSSIL FILTER  
FLO-GUARD  
SUPPLEMENTAL INSERT  
(CURB OPENING INLET)  
FOSSIL FILTER INSTALLATION DETAIL  
N.I.C.

(TO BE MAINTAINED BY L&LD 89-1-C)



FOR REVIEW ONLY

GRAPHIC SCALE  
1" = 10'

LAT 2

LAT 3



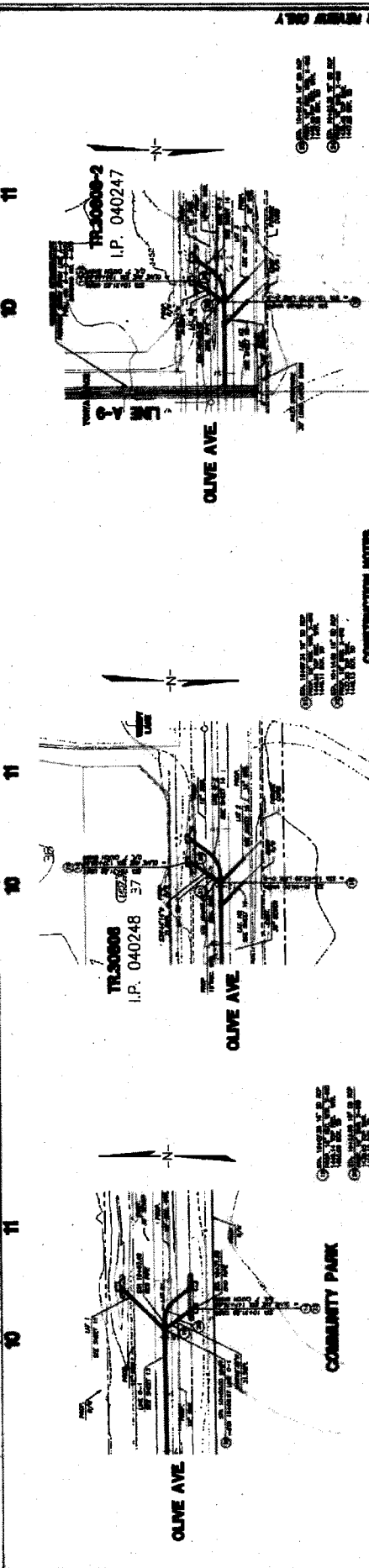
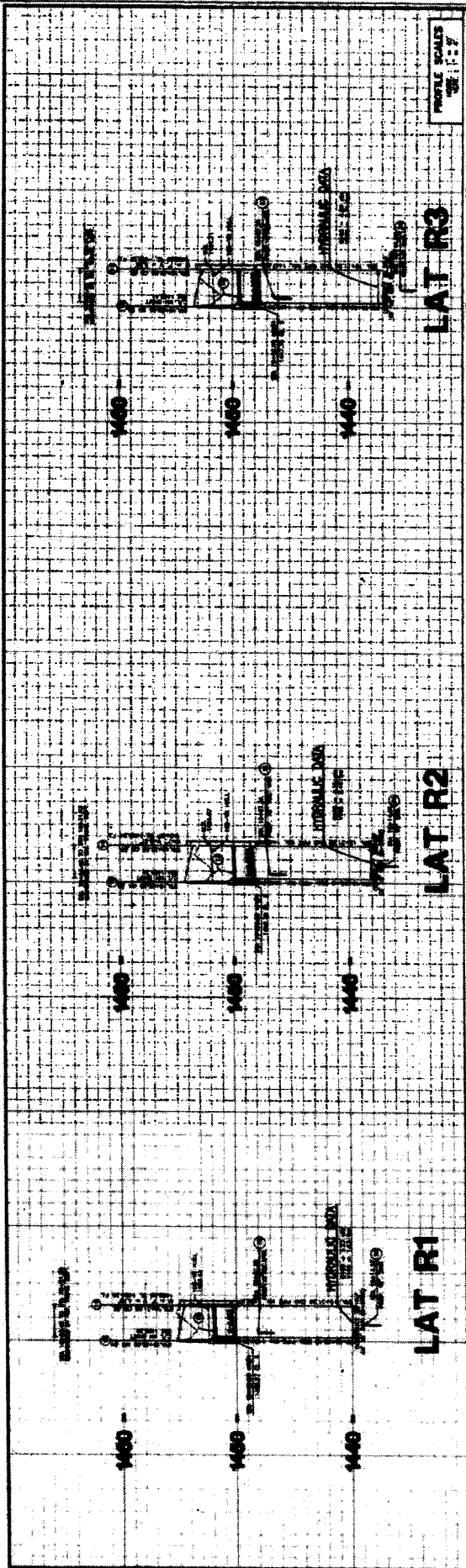
SEAL COUNTY  
TRANSPORTATION DEPARTMENT  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
SCALE: 1" = 10' 0" DATE: 10-18-50

CIVIL ENGINEERS  
WEBB  
ENGINEERS  
P.O. BOX 100  
MILWAUKEE, WIS. 53201

SEAL COUNTY  
TRANSPORTATION DEPARTMENT  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
SCALE: 1" = 10' 0" DATE: 10-18-50

SEAL COUNTY  
TRANSPORTATION DEPARTMENT  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
SCALE: 1" = 10' 0" DATE: 10-18-50

SEAL COUNTY  
TRANSPORTATION DEPARTMENT  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
SCALE: 1" = 10' 0" DATE: 10-18-50



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DATE: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

CITY: \_\_\_\_\_ COUNTY: \_\_\_\_\_

RECORDS: \_\_\_\_\_

DATE: \_\_\_\_\_

SCALE: 1"=40'

GRAPHIC SCALE

**WEBB ASSOCIATES**

CIVIL ENGINEERS

1000 W. 10th St.  
 Des Moines, IA 50319  
 TEL: (515) 281-1200  
 FAX: (515) 281-1200

DATE: 02/20/00  
 C.D. DATE: 02-23-02

PROJECT NO. 00-129

CONTRACT NO. 00-129

CONTRACT DESCRIPTION: STREET IMPROVEMENTS PLANS FOR SCHEDULE "A" OLIVE AVENUE

SHEET NO. 17

DATE: 02/20/00

SCALE: 1"=40'

GRAPHIC SCALE

1"=40'

LAT R3

LAT R2

LAT R1

OLIVE AVE

OLIVE AVE

OLIVE AVE

COMMUNITY PARK

TR-30000-2  
I.P. 040247

TR-30000  
I.P. 040248

LAT R3

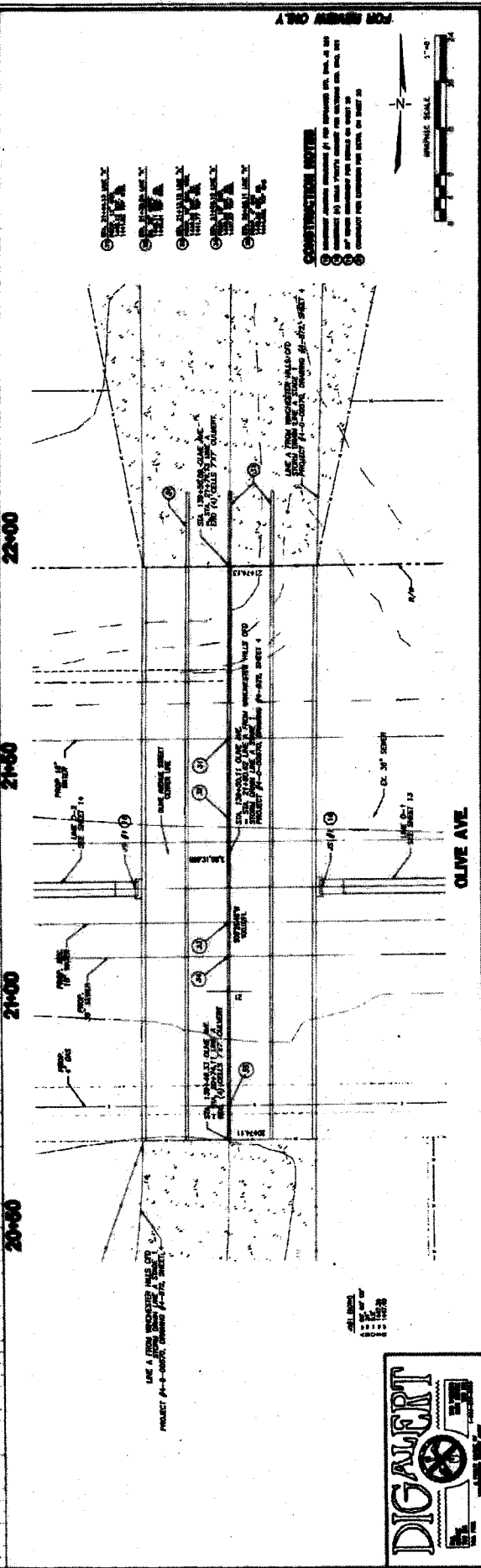
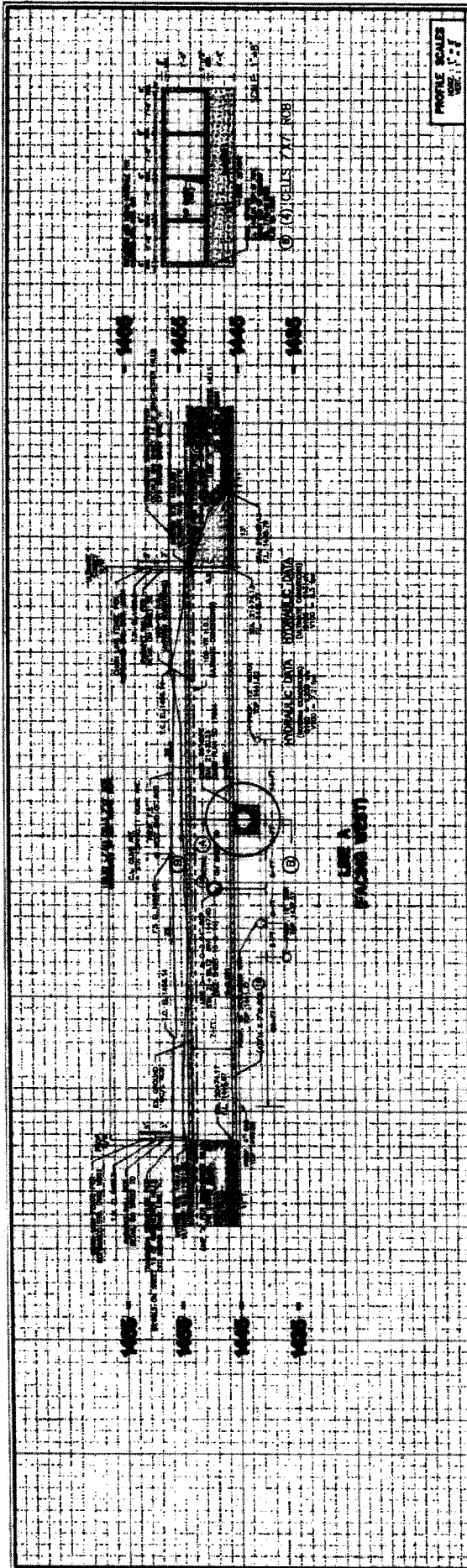
LAT R2

LAT R1

PROFILE SCALE  
1"=7'







**DIGALERT**  
CALL BEFORE YOU DIG

800-485-4858  
www.digalert.com

IF YOU ARE A MEMBER OF THE NATIONAL ASSOCIATION OF PUBLIC WORKS (NAAP), YOU MAY REQUEST A FREE DIGALERT IDENTIFICATION TAG FOR YOUR COMPANY. CONTACT US AT 800-485-4858.

**SEAL - COUNTY**  
COUNTY OF INDIANAPOLIS

**SEAL - ENGINEER**  
WEBB ENGINEERS

**SEAL - SURVEYOR**  
INDIANAPOLIS SURVEYORS ASSOCIATION

**PROJECT:** OLIVE AVENUE  
**DATE:** 7/11/66

**APPROVED BY:** [Signature]  
**DATE:** 7/11/66

**APPROVED BY:** [Signature]  
**DATE:** 7/11/66

**ENGINEER:** WEBB ENGINEERS  
**ADDRESS:** 1111 N. WASHINGTON ST., INDIANAPOLIS, IN 46202  
**PHONE:** 317-639-1111

**SURVEYOR:** [Name]  
**ADDRESS:** [Address]  
**PHONE:** [Phone]

**PROJECT NO.:** [Number]  
**SHEET NO.:** 10  
**TITLE:** OLIVE AVENUE

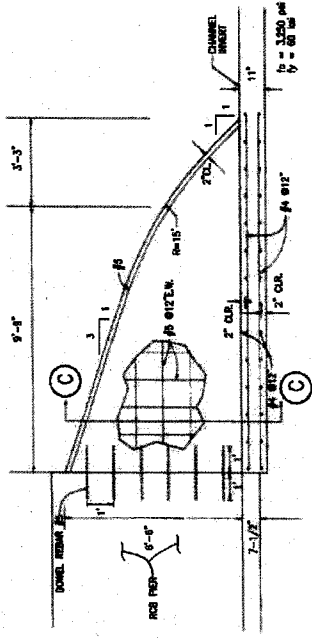
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**SCALE:** 1" = 40'

**CONSTRUCTION NOTES**

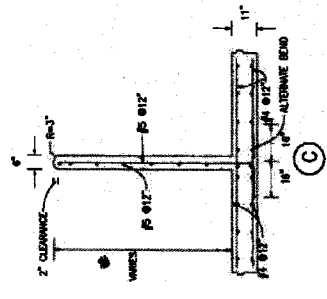
- EXISTING UTILITIES TO REMAIN AS SHOWN ON THIS PLAN.
- EXISTING UTILITIES TO BE REMOVED AS SHOWN ON THIS PLAN.
- EXISTING UTILITIES TO BE DEEPENED AS SHOWN ON THIS PLAN.
- EXISTING UTILITIES TO BE RELOCATED AS SHOWN ON THIS PLAN.
- EXISTING UTILITIES TO BE PROTECTED AS SHOWN ON THIS PLAN.
- EXISTING UTILITIES TO BE REPAIRED AS SHOWN ON THIS PLAN.
- EXISTING UTILITIES TO BE REPLACED AS SHOWN ON THIS PLAN.



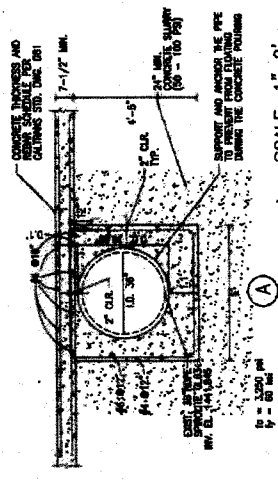




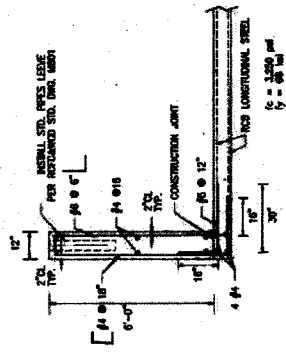
PIER EXTENSION DETAIL  
SCALE: 1"=2'



SCALE: 1"=2'



SCALE: 1"=2'



PARAPET DETAIL SCALE: 1"=2'



DESIGNER: DIGALERT ENGINEERING, INC.  
 1000 S. GARDNER ST., SUITE 100  
 DENVER, CO 80246  
 PHONE: (303) 733-1100  
 FAX: (303) 733-1101  
 WWW.DIGALERT.COM

COUNTY OF INVERNESS  
 TRANSPORTATION DEPARTMENT  
 APPROVED BY: [Signature]  
 DATE: 7/10/06

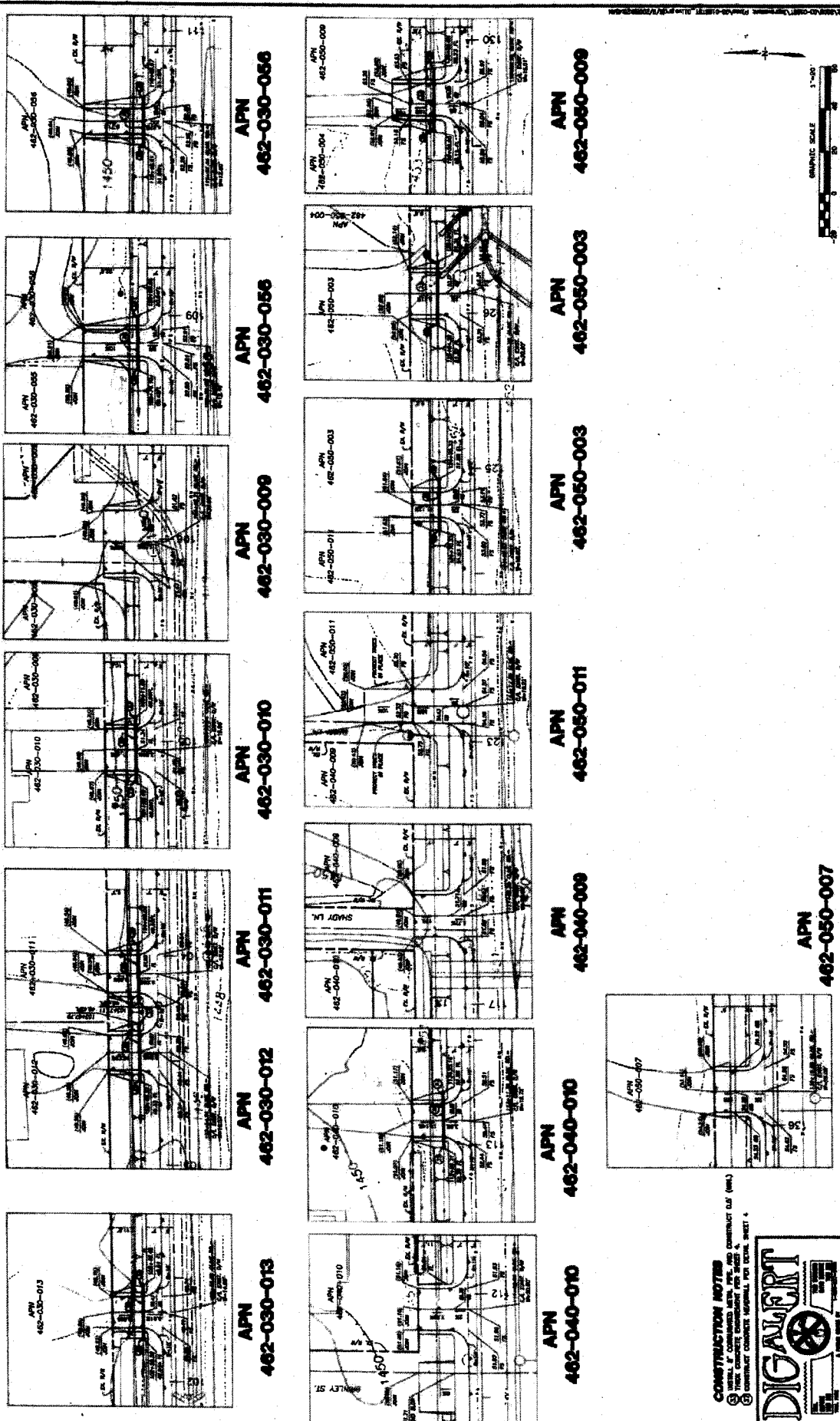


ALBERT WEBB  
 CIVIL ENGINEER  
 LICENSE NO. 10000  
 EXPIRES 12/31/07

PROJECT NO. 050700  
 DATE: 7/10/06

SHEET NO. 20  
 COUNTY OF INVERNESS  
 STREET IMPROVEMENT PLANS FOR  
 SCHEDULE "A"  
 OLIVE AVENUE  
 SCALE: 1"=20'  
 DATE: 03-12-05

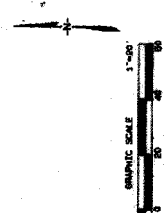
FOR REVIEW ONLY



**CONSTRUCTION NOTES**  
 1. SHALL BE COMPALED WITH THE AND CONTRACT DUE (M.A.)  
 2. THESE CONSTRUCTION NOTES ARE FOR THE USE OF THE CONTRACTOR.  
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED VALID UNLESS APPROVED BY THE COUNTY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



<b>WEBB INVESTIGATIVE</b> 1000 S. GARDEN ST. SUITE 200 ANAHEIM, CA 92805 TEL: (714) 770-1200 FAX: (714) 770-1201 DATE: 11/11/03		COUNTY OF RIVERSIDE STREET IMPROVEMENTS PLANS FOR <b>CLAY AVENUE</b> SHEET NO. <b>21</b> OF 23 SHEETS
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT APPROVED BY: PAUL D. CRONIN, P.E. DATE: 11/11/03 COUNTY ENGINEER	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT APPROVED BY: PAUL D. CRONIN, P.E. DATE: 11/11/03 COUNTY ENGINEER	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT APPROVED BY: PAUL D. CRONIN, P.E. DATE: 11/11/03 COUNTY ENGINEER



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez  
Agency Director*



10/29/18, 11:57 am

TR30322A01

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TR30322A01. 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 TR30322A01 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 - Project Description & Operational Limits**

The land division hereby permitted is to develop 272 residential lots on 64.82 gross acres; consisting of 141 lots on 30.28 gross acres in Planning Area [PA] 29 and 131 lots on 32.71 gross acres in PA 34.

**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. 30322, Amended No. 4, dated February 26, 2004.

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

**BS-Grade**

**BS-Grade. 1                      0010-BS-Grade-MAP-G1.2 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 & Safety Department.

**BS-Grade. 2                      0010-BS-Grade-MAP-G1.3 DISTURBS NEED G/PMT**

### ADVISORY NOTIFICATION DOCUMENT

#### BS-Grade

BS-Grade. 2                    0010-BS-Grade-MAP-G1.3 DISTURBS NEED G/PMT  
(cont.)

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-G1.6 DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading.

BS-Grade. 4                    0010-BS-Grade-MAP-G2.10 SLOPE SETBACKS

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

BS-Grade. 5                    0010-BS-Grade-MAP-G2.5 2:1 MAX SLOPE RATIO

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

BS-Grade. 6                    0010-BS-Grade-MAP-G2.8 MINIMUM DRAINAGE GRAD

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

BS-Grade. 7                    0010-BS-Grade-MAP-G2.9 DRAINAGE & TERRACING

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

BS-Grade. 8                    0010-BS-Grade-MAP-GIN INTRODUCTION

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

#### Fire

Fire. 1                            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, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

Fire. 2                            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,

**ADVISORY NOTIFICATION DOCUMENT****Fire**

**Fire. 2** 0010-Fire-MAP-#50-BLUE DOT REFLECTORS (cont.)  
placement of markers must be approved by the Riverside County Fire Department.

**Flood**

**Flood. 1** 0010-Flood-MAP BMP - ENERGY DISSIPATOR

Energy Dissipators, such as rip-rap, shall be installed at the outlet of a storm drain system that discharges runoff flows into a natural channel or an unmaintained facility. The dissipators shall be designed to minimize the amount of erosion downstream of the storm drain outlet.

**Flood. 2** 0010-Flood-MAP BMP - TRASH RACKS

Trash Racks shall be installed at all inlet structures that collect runoff from open areas with potential for large, floatable debris.

**Flood. 3** 0010-Flood-MAP CONSTRUCT MDP FACILITIES

The applicant shall construct the approved Winchester Hills MDP drainage facilities along this site and construct the necessary MDP facilities upstream of Newport Road that would provide adequate collection of tributary storm flows into the MDP facilities.

**Flood. 4** 0010-Flood-MAP FEMA PANEL NO

Tract 30322 is within the 100 year Zone A flood plain limits for Salt Creek as delineated on Panel No. 060245 2125 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

**Flood. 5** 0010-Flood-MAP FLOOD HAZARD RPT

This is a proposal to subdivide 64.21 acres into 272 residential lots and 10 open space lots in the Winchester area. The site is located on the southeast corner of Olive Avenue and Beeler Road. This tract is within the Winchester Hills Specific Plan (SP 293).

The northern two-thirds of the site is located within the 100 year Zone A floodplain limits for Salt Creek as delineated on Panel No. 060245 2125 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The District is currently constructing Stage 6 of the Salt Creek Channel through this site. This site may be still subject to Salt Creek overflows until the existing undersized box culvert at Rice Road is removed as an impediment. The removal of this culvert is not part of the Salt Creek Channel Stage 6 contract. The developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to recordation of the final map unless the map has already been revised by the District.







**ADVISORY NOTIFICATION DOCUMENT****Planning**

Planning. 4                      0010-Planning-MAP - FINAL PLAN OF DEVELOPMNT  
(cont.)

Plan of Development approvals.

Planning. 5                      0010-Planning-MAP - GEOLOGIST'S COMMENTS

County Geologic Report (GEO) No. 1164 was prepared for this project by EnGen Corporation, and is entitled "Geotechnical/Geological Engineering Study, Winchester Valley 63, Assessor's Parcel Numbers: 461-200-008 and 461-200-009, Olive Avenue, Patton Avenue, Winchester Area, County of Riverside, California", dated May 29, 2003.

GEO No. 1164 concluded:

- 1.The potential for liquefaction of the site is considered to be moderate-to-high.
- 2.The potential for liquefaction-induced ground settlement was calculated to be 3.75 inches.
- 3.There are no active faults on the site.
- 4.The potential for earthquake-induced landslides or rockfalls is considered low.

GEO No. 1164 recommended:

- 1.A compacted blanket of engineered fill is expected to aid in mitigating the potential effects of liquefaction.

GEO No. 1164 satisfies the requirement for liquefaction study for planning purposes. Final Planning Department approval of GEO No. 1164 is hereby granted. Additional review may be required by the Building and Safety Department upon application for grading plans.

An environmental constraints sheet shall be prepared relative to the potential for liquefaction at the site as further described elsewhere in this conditions set.

Planning. 6                      0010-Planning-MAP - LANDSCAPE MAINTENANCE

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. 7                      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.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 8                      0010-Planning-MAP - NO OFFSITE SIGNAGE (cont.)

Planning. 8                      0010-Planning-MAP - NO OFFSITE SIGNAGE

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

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 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.







## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 21                      0010-Planning-Map-SALT CREEK IMPROVEMENTS  
(cont.)

shall be constructed per the Specific Plan.

Planning. 22                      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. 23                      0010-Planning-SP - PROJ PA STANDARDS

This implementing project is within Planning Areas [PAs] 29 and 34 of the WINCHESTER HILLS SPECIFIC PLAN No. 293.

Accordingly, this project is subject to these development standards:

1. All residential lots must be at least 6,000 square feet.
2. The target density for PA 29 is 4.5 du/ac and for PA 34 the target density is 5.0 du/ac.
3. The MAXIMUM number of dwelling units permitted in PA 29 is 147 du and the MAXIMUM number of dwelling units permitted in PA 34 is 132 PER SP 293.
4. Roadway landscaping is required along Newport (Patton) Road in conformance with the requirements of SP 293.
5. Recreational trails are located along Newport (Patton) Road.
6. Residential buildings must conform substantially to the design guidelines on pages 269 to 368 of the SPECIFIC PLAN.

Planning. 24                      0020-Planning-MAP - EXPIRATION DATE

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.



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 25                      0040-Planning-MAP - CONCEPTUAL PHASE GRADING  
(cont.)

Planning. 25                      0040-Planning-MAP - CONCEPTUAL PHASE GRADING

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

- A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.
- B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.
- C. Preliminary pad and roadway elevations shall be depicted.
- D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

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

Planning. 26                      0040-Planning-MAP - LOT ACCESS/UNIT PLANS

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

### Planning-All

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 - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 30322 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract] Map No. 30322, Amended No. 4, dated February

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 2                      0010-Planning-All-MAP - DEFINITIONS (cont.)  
26, 2004.

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

Planning-All. 3                      0010-Planning-All-MAP - HOLD HARMLESS

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (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 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. The COUNTY will promptly notify the subdivider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Planning-All. 4                      0010-Planning-All-MAP - PROJECT DESCRIPTION

The land division hereby permitted is to develop 272 residential lots on 64.82 gross acres; consisting of 141 lots on 30.28 gross acres in Planning Area [PA] 29 and 131 lots on 32.71 gross acres in PA 34.

### Transportation

Transportation. 1                      0010-Transportation-MAP - DRAINAGE 1

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

Transportation. 2                      0010-Transportation-MAP - DRAINAGE 2

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

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

**ADVISORY NOTIFICATION DOCUMENT****Transportation**

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

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. 4                    0010-Transportation-MAP - TS/CONDITIONS 1

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 Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that it is possible to achieve a Level of Service 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions.

- I-215 NB Ramps at: Newport Road
- I-215 SB Ramps at: Newport Road
- Leon Road at: Newport Road
- Leon Road at: Olive Avenue
- Beeler Road at: Newport Road
- Adam Street at: Newport Road
- Rice Road at: Newport Road
- Rice Road at: Olive Road
- SR-79 at: Domenigoni Parkway
- Loop Road at Newport Road (Future Intersection)

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. 5                    0010-Transportation-MAP - UTILITY INSTALL. 1

Electrical power, telephone, communication, street lighting, and cable television lines

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 5                    0010-Transportation-MAP - UTILITY INSTALL. 1 (cont.)  
shall be placed underground in accordance with Ordinance 460 and 461. This also  
applies to existing overhead lines which are 33.6kilovolts or below along the project  
frontage and within the project boundaries.

Transportation. 6                    0040-Transportation-MAP - OFF-SITE PHASE

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

Transportation. 7                    Off-Site Access - Prior to Issuance of 71st Building Permit

Prior to issuance of the 71st occupancy permit, the westerly extension (off-site) of Olive  
Avenue to County maintained Leon Road shall be improved with double chip seal. Said  
road shall be improved with a 32-foot section within 60' road right-of-way. The section  
shall provide sufficient load bearing capacity to support fire apparatus and emergency  
response vehicles.

Or as approved by the Director of Transportation.



Plan: TR30322A01

Parcel: 461230001

50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050-E Health-MAP - ANNEX FINALIZED                      Not Satisfied

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

050 - E Health. 2                      0050-E Health-MAP - MONEY                      Not Satisfied

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

050 - E Health. 3                      0050-E Health-MAP - SEWER PLAN - COUNTY                      Not Satisfied

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

050 - E Health. 4                      0050-E Health-MAP - SOILS RPT ACCEPT                      Not Satisfied

An acceptable BIOSOLID report shall be submitted for review and approval by the Department of Environmental Health IF THE LAND HAD APPLICATION OF CLASS B BIOSOLIDS IN THE PAST THREE YEARS.

050 - E Health. 5                      0050-E Health-MAP - WATER PLAN                      Not Satisfied

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

Fire

050 - Fire. 1                      0050-Fire-MAP-#43-ECS-ROOFING MATERIAL                      Satisfied

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

050 - Fire. 2                      0050-Fire-MAP-#46-WATER PLANS                      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-#47-SECONDARY ACCESS                      Satisfied

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

050 - Fire. 4                      0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS                      Satisfied

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

050 - Fire. 5                      0050-Fire-MAP-#67-ECS-GATE ENTRANCES                      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

Plan: TR30322A01

Parcel: 461230001

50. Prior To Map Recordation

Fire

050 - Fire. 5                      0050-Fire-MAP-#67-ECS-GATE ENTRANCES (cont.)                      Satisfied  
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. 6                      0050-Fire-MAP-#88-ECS-AUTO/MAN GATE                      Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic or manual 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 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. 2                      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. 3                      0050-Flood-MAP WQMP REQUIRED FOR EOT3                      Not Satisfied

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

050 - Flood. 4                      0050-Flood-XXM-3 ITEMS TO ACCEPT SD                      Not Satisfied

Inspection and maintenance of the storm drain system 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 storm drain 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 Warren D. Williams, General Manager-Chief Engineer, Attn: Stuart E. McKibbin, Chief of the Planning Division.

If the District is willing to maintain the proposed drainage system items must be accomplished prior to



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50. Prior To Map Recordation

Flood

050 - Flood. 7                      0050-Flood-XXM-WATERS OF U.S.-HEC, PERM (cont.)                      Not Satisfied

final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70 and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

b. A copy of appropriate correspondence and necessary permits from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) should be provided to the District prior to the final District approval of the project.

050 - Flood. 8                      ADP Fee Notice                      Satisfied

A notice of drainage fees shall be placed on the Environmental Constraint Sheet and final map. The exact wording of the note shall be as follows:

**NOTICE OF DRAINAGE FEES**

Notice is hereby given that this property is located in the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

Planning

050 - Planning. 1                      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 Parks and Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.



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50. Prior To Map Recordation

Transportation

050 - Transportation. 1                    0050-Transportation-MAP - ACCESS RESTRICTION                    Not Satisfied

Lot access shall be restricted on Newport Road and Olive Avenue and so noted on the final map.

050 - Transportation. 2                    0050-Transportation-MAP - ASSESSMENT DIST                    Not Satisfied

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

050 - Transportation. 3                    0050-Transportation-MAP - DEDICATIONS                    Not Satisfied

Newport Road shall be improved within the dedicated right-of-way in accordance with County Standard No. 100A. (55'/76") (modified)

\*NOTES\*

- 1.) This will require a curbed landscaped median.
- 2.) Sidewalk/bike path to be 12' wide adjacent to right of way.

Olive Avenue shall be improved within the dedicated right-of-way in accordance with County Standard No. 102. (32'/50") (modified)

'A' Street shall be improved within the dedicated right-of-way in accordance with County Standard No. 103, Section A. (44'/74") (modified)

Entry portion of Beeler Road and Adams Street shall be improved within the dedicated right-of-way in accordance with County Standard No. 103, Section A. (46'/76") (modified)

\*NOTE\* With transistions as approved by the Transportation Department.

Entry portion of 'I' and 'K' Streets shall be improved within the dedicated right-of-way in accordance with County Standard No. 103, Section A. (50'/80") ( modified)

All remaining interior streets shall be improved within the dedicated right-of-way in accordance with County Standard 104, Section A. (36'/56") (modified)

050 - Transportation. 4                    0050-Transportation-MAP - EASEMENT/SUR                    Not Satisfied

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

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Transportation

050 - Transportation. 5                      0050-Transportation-MAP - GRAFFITI ABATEMENT                      Not Satisfied

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

050 - Transportation. 6                      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 project boundaries 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.

050 - Transportation. 7                      0050-Transportation-MAP - INTERSECTION/50' TANGENT                      Not Satisfied

All enterline 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. 8                      0050-Transportation-MAP - LANDSCAPING                      Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Newport Road, Olive Avenue and 'A' Street. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to 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. 9                      0050-Transportation-MAP - LANDSCAPING APP. ANNEX                      Not Satisfied

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

050 - Transportation. 10                      0050-Transportation-MAP - 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. 11                      0050-Transportation-MAP - OFF-SITE ACCESS 1                      Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 11                      0050-Transportation-MAP - OFF-SITE ACCESS 1 (cont.)                      Not Satisfied

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

Said off-site access road shall be the easterly extension of Domenigoni Parkway to Winchester Road and the westerly extension of Domenigoni Parkway to Menifee Road.

Said off-site access road shall be the easterly extension of Olive Avenue to Rice Road.

Said off-site access road shall be the westerly extension of Western Hills Drive to Frontier Loop (East) and Frontier Loop (East) to Domenigoni Parkway.

050 - Transportation. 12                      0050-Transportation-MAP - OFF-SITE INFO                      Not Satisfied

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

050 - Transportation. 13                      0050-Transportation-MAP - PART-WIDTH                      Not Satisfied

Beeler Road and Adams Road shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Standard No. 104, Section A. (20'/30')

050 - Transportation. 14                      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. 15                      0050-Transportation-MAP - STREET LIGHT 1 CERT.                      Not Satisfied

Prior to RECORDATION, the landowner shall receive and provide to Transportation Permits, a Certificate of Completion for street lights from LAFCO, for those projects within a County Service Area.

050 - Transportation. 16                      0050-Transportation-MAP - STREET LIGHTS-L&LMD                      Not Satisfied

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. (2)Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.



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Transportation

050 - Transportation. 16                      0050-Transportation-MAP - STREET LIGHTS-L&LMD (cont.)                      Not Satisfied

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 - STREET SWEEPING                      Not Satisfied

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

050 - Transportation. 19                      0050-Transportation-MAP - STREETLIGHT PLAN                      Not Satisfied

A separate streetlight plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 20                      0050-Transportation-MAP - 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. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

050 - Transportation. 21                      0050-Transportation-MAP - TRAFFIC SIGNALS 2 EOT2                      Not Satisfied

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

050 - Transportation. 22                      0050-Transportation-MAP - TS/DESIGN                      Not Satisfied

The proponent shall be responsible for the design of a traffic signal at the intersection of:

Newport Road/Loop Road (East)

or as approved by the Transportation Department.

050 - Transportation. 23                      0050-Transportation-MAP - UTILITY PLAN                      Not Satisfied

Electrical power, telephone, communication, street

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50. Prior To Map Recordation

Transportation

050 - Transportation. 23                      0050-Transportation-MAP - UTILITY PLAN (cont.)                      Not Satisfied

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. 24                      0050-Transportation-MAP-NEWPORT EXT CFD MENIFEE-79                      Not Satisfied

Prior to the recordation of the final map, a Community Facilities District (CFD) or other funding mechanism acceptable to the Transportation Department shall be formed and ready to fund for the construction of the extension of Newport Road from Menifee Road to SR-79, as determined by the Transportation Department.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                              0060-BS-Grade-MAP - EOT3 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 - EOT3 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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2                      0060-BS-Grade-MAP - EOT3 NPDES/SWPPP (cont.)                      Not Satisfied  
a copy of the NPDES State Construction Permit contact the  
SWRCB at [www.swrcb.ca.gov](http://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. 3                      0060-BS-Grade-MAP- EOT3 BMP CONST NPDES PERM                      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.

060 - BS-Grade. 4                      0060-BS-Grade-MAP-G1.4 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 OCTOBER 1, 1992, OWNER OPERATORS OF 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 CONSTRUCTION PERMIT REQUIREMENT APPLIES TO CONSTRUCTION SITES OF FIVE ACRES AND LARGER OR SITES OR LESS THAN FIVE ACRES IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. 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 (916) 657-1146.

AT THE TIME THE COUNTY ADOPTS, AS PART OF ANY ORDINANCE, REGULATIONS SPECIFIC TO N.P.D.E.S., THIS PROJECT (OR SUBDIVISION) SHALL COMPLY WITH THEM.

060 - BS-Grade. 5                      0060-BS-Grade-MAP-G2.1 GRADING BONDS                      Not Satisfied

Grading in excess of 199 cubic yards will require 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.



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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6                      0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS                      Not Satisfied

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

060 - BS-Grade. 7                      0060-BS-Grade-MAP-G2.2 IMPORT / EXPORT                      Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit 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.

060 - BS-Grade. 8                      0060-BS-Grade-MAP-G2.3SLOPE EROS CL PLAN                      Not Satisfied

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

060 - BS-Grade. 9                      0060-BS-Grade-MAP-G2.4GEOTECH/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. 10                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100                      Not Satisfied

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 10                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 (cont.)                      Not Satisfied  
Quality Management Plan) required by Riverside County Flood  
Control and Water Conservation District.

E Health

060 - E Health. 1                      0060-E Health-MAP - WATER WELL DESTRUCTION                      Not Satisfied

THE EXISTING WATER WELL SHALL BE PROPERLY DESTROYED  
UNDER PERMIT FROM THE DEH.  
THIS WELL IS LOCATED IN THE NE CORNER OF THE TRACT NEXT  
TO PM31984 AND IS LOCATED IN PA 29.  
A FINAL SIGN OFF FROM THE WELL ENGINEERING PROGRAM OF THE  
DEH SHALL CONSTITUTE DESTRUCTION OF THIS WELL AND THE  
CONDITION SHALL THEREFORE BE MET.

Flood

060 - Flood. 1                      0060-Flood-MAP BMP - FILTRATION                      Not Satisfied

Impervious areas shall be graded or constructed to drain to  
a filtration BMP or equally effective alternative.  
Filtration BMPs can be found in the attachment to  
Supplement A, "Selection and Design of Stormwater Quality  
Controls".

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 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.

060 - Flood. 4                      0060-Flood-MAP PHASING                      Not Satisfied

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

060 - Flood. 5                      0060-Flood-XXM-SUBMIT PLANS                      Not Satisfied

A copy of the improvement plans, grading 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 issuance of grading permits. All  
submittals shall be date stamped by the engineer and  
include a completed Flood Control Deposit Based Fee



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5                      0060-Planning-MAP - NPDES COMPLIANCE (2) (cont.)                      Not Satisfied

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

060 - Planning. 6                      0060-Planning-MAP - PALEONTOLOGIST REQUIRED                      Satisfied

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

060 - Planning. 7                      0060-Planning-MAP - PLANNING DEPT REVIEW                      Not Satisfied

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

060 - Planning. 8                      0060-Planning-MAP - SALT CREEK TRAIL IMPROVE                      Not Satisfied

FROM DEFERRED CONDITION 50.PLANNING 045.

Note: Condition seeks to have approved agreement between Flood and Valleywide for the trail along Salt Creek so improvement plans may be approved.

"PRIOR TO RECORDATION of the final map, the developer shall submit plans to the Riverside County Planning, Flood, and Parks Departments for review and approval of the proposed trail improvements along the north and south edge of the Salt Creek Channel. Additionally these improvements shall be shown as a part of the final recorded map."

060 - Planning. 9                      0060-Planning-MAP - SECTION 1601/1603 PERMIT                      Satisfied

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



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10

0060-Planning-MAP - SECTION 404 PERMIT

Satisfied

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

060 - Planning. 11

0060-Planning-MAP - TRIBAL MONITOR EOT3

Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Tribal Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. It should be noted that Tribal Monitoring is not required for mitigation on this project as monitoring by a qualified Archaeologist is required for such mitigation.

The Tribal 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, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

NOTE:

- 1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and SI Monitors throughout the process.
- 2)Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.
- 3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the SI Monitors. A

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 11                      0060-Planning-MAP - TRIBAL MONITOR EOT3 (cont.)                      Not Satisfied

good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

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

060 - Planning. 12                      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 64.82 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.

060 - Planning. 13                      0060-Planning-PRJ\*- SP ARCHAEO M/M PROGRAM                      Not Satisfied

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

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - EOT3 MBTA SURVEY                      Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - EOT3 MBTA SURVEY (cont.)                      Not Satisfied

potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT                      Not Satisfied

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

BS-Plan Check

080 - BS-Plan Check. 1                      0080-BS-Plan Check-BP - SCHOOL FEES REQD                      Not Satisfied

Prior to the issuance of building permits, applicants are required to pay impact mitigation fees to the appropriate school district(s). Written evidence from the appropriate school district(s) to Building & Safety authorizing the issuance of building permits for this project is required.

Fire

080 - Fire. 1                      0080-Fire-MAP - SECONDARY/ALTER ACCESS                      Not Satisfied

In the interest of Public Safety, the project shall provide





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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      0080-Planning-MAP - ACOUSTICAL STUDY (cont.)                      Not Satisfied  
    establish appropriate mitigation measures

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

080 - Planning. 2                      0080-Planning-MAP - BUILDING SEPARATION                      Not Satisfied

Building separation between all buildings shall not be less than ten (10) feet. Fireplaces may encroach two (2) feet into the side yard setback. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 3                      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. 4                      0080-Planning-MAP - FEE BALANCE                      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. 5                      0080-Planning-MAP - FINAL SITE OF DEVELOPMNT                      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.

A. The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, fencing, entry monuments (location and elevation), mechanical equipment, and the house floor plan and elevation assignments on individual lots.

2. One (1) color and materials sample board containing

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5

0080-Planning-MAP - FINAL SITE OF DEVELOPMNT (cont.)

Not Satisfied

precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers where possible (trade names also acceptable).

3. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations.

4. 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.

B. Model home complex plot plans shall not be approved without Final Site Plan approval. The submittal and approval of plot plans may be phased provided:

1. A subdivision phasing plan has been approved.

2. A separate plot plan shall be submitted to the Planning Department for each approved tract phase along with the current fee.

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

C. Subdivision development shall conform to the approved map and shall conform to the design guidelines and requirements found in the approved Specific Plan No. 293.

080 - Planning. 6

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. 7

0080-Planning-MAP - LANDSCAPE PLANS

Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7

0080-Planning-MAP - LANDSCAPE PLANS (cont.)

Not Satisfied

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, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

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

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

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

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7                      0080-Planning-MAP - LANDSCAPE PLANS (cont.)                      Not Satisfied  
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.

080 - Planning. 8                      0080-Planning-MAP - LANDSCAPING SECURITIES                      Not Satisfied

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

EOT2

080 - Planning. 9                      0080-Planning-MAP - PARKING/LANDSCAPING PLAN                      Not Satisfied

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. The irrigation plan shall include a smart controller which is capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

EOT2

080 - Planning. 10                      0080-Planning-MAP - PLANNING CLEARANCE PRIOR                      Not Satisfied

This condition implements condition 30.PLANNING.27.



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80. Prior To Building Permit Issuance

Planning

080 - Planning. 10                      0080-Planning-MAP - PLANNING CLEARANCE PRIOR (cont.)                      Not Satisfied

080 - Planning. 11                      0080-Planning-MAP - PLN AREA 32 PARK PLANS                      Not Satisfied

No building permits shall be issued until detailed park plans for the park described as planning area 32 are submitted and approved by the Planning Department. Park plans shall include landscape and irrigation plans and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

080 - Planning. 12                      0080-Planning-MAP - PLNG AREA 37 PARK PLANS                      Not Satisfied

Prior to issuance of building permits, detailed park plans shall be submitted and approved by the planning department for the park described as planning area 37.

080 - Planning. 13                      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. 14                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 15                      0080-Planning-MAP - WALLS/FENCING PLANS                      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.

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

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

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 16                      0080-Planning-PRJ - HEMET USD MITIGATION                      Not Satisfied

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

This condition implements condition 30.PLANNING.33 of the SPECIFIC PLAN.

Transportation

080 - Transportation. 1                      0080-Transportation-MAP - GARAGE DOORS                      Not Satisfied

Garage door setbacks for all residential zones shall be 24 feet for a conventional door or 20 feet for a roll-up door, measured from the back of the sidewalk to the face of garage door or the face of the curb if no sidewalk is required, or 20 feet from the street right-of-way, whichever setback is greater.

080 - Transportation. 2                      0080-Transportation-MAP - R & B B D                      Not Satisfied

DEFERRED FROM 50.TRAN.1

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone E of the Menifee Valley Road and Bridge Benefit District. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time of issuance of a building permit. Fees which are deferred shall be based upon the fee schedule in effect at the time of issuance of the permit.

080 - Transportation. 3                      0080-Transportation-MAP - TS/GEOMETRICS 1                      Not Satisfied

The intersection of Newport Road/Loop Road (East) shall be improved to provide the follow geometrics: .

Northbound: One left turn lane, one through.

Southbound: One left turn lane, one through.

Eastbound: One left turn lane, three through lanes.

Westbound: One left turn lane, three through lanes.

The intersection of Newport Road/Beeler Road shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One right turn lane.

Eastbound: Three through lanes.

10/29/18  
11:58

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3                      0080-Transportation-MAP - TS/GEOMETRICS 1 (cont.)

Not Satisfied

Westbound: Three through lanes.

The intersection of Newport Road/Adam Street shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One right turn lane.

Eastbound: Three through lanes.

Westbound: Three through lanes.

The intersections of Newport Road/Beeler Road and Newport Road/Adams shall be improved to provide right in/right out only access controlled through installation of a raised median along the project frontage on Newport Road as described in 50 TRANS 2.

or approved by the Transportation Department. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-MAP - EOT3 IF WQMP REQUIRED

Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. 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.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. 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 commercial and/or industrial facility shall register such facility for annual

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-MAP - EOT3 IF WQMP REQUIRED (cont.)                      Not Satisfied  
inspections.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 2                      0090-BS-Grade-MAP-G4.1E-CL 4:1 OR STEEPER                      Not Satisfied

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

090 - BS-Grade. 3                      0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN                      Not Satisfied

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

Fire

090 - Fire. 1                      0090-Fire-MAP - FIRE SPRINK SYST EOT3                      Not Satisfied

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

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](http://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.



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90. Prior to Building Final Inspection

Flood

- |                |  |               |
|----------------|--|---------------|
| 090 - Flood. 1 | 0090-Flood-MAP BMP - EDUCATION (cont.) | Not Satisfied |
| 090 - Flood. 2 | 0090-Flood-MAP FACILITY COMPLETION     | Not Satisfied |

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

- |                |                            |               |
|----------------|----------------------------|---------------|
| 090 - Flood. 3 | 0090-Flood-XXM-OBTAIN LOMR | Not Satisfied |
|----------------|----------------------------|---------------|

A Letter of Map Revision shall be obtained from FEMA for all lots impacted by a FEMA floodplain.

Planning

- |                   |   |               |
|-------------------|---|---------------|
| 090 - Planning. 1 | 0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI | Not Satisfied |
|-------------------|---|---------------|

The land divider/permit holder shall construct an eight (8) foot high decorative block wall or combination berm/wall along the southern site boundary (Patton Ave.) (lots 89, 99 - 114 and 131). A six (6) foot decorative wall shall be required along the northern site boundary (Olive Ave.) (lots 132-143, 252-256). The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

- |                   |  |               |
|-------------------|--|---------------|
| 090 - Planning. 2 | 0090-Planning-MAP - COMPLY W/ LNDSCP/IRRIG | Not Satisfied |
|-------------------|--|---------------|

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.  
EOT2

- |                   |  |               |
|-------------------|--|---------------|
| 090 - Planning. 3 | 0090-Planning-MAP - CONCRETE DRIVEWAYS | Not Satisfied |
|-------------------|--|---------------|

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

- |                   |  |               |
|-------------------|--|---------------|
| 090 - Planning. 4 | 0090-Planning-MAP - FENCING COMPLIANCE | Not Satisfied |
|-------------------|--|---------------|

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4                      0090-Planning-MAP - FENCING COMPLIANCE (cont.)                      Not Satisfied

090 - Planning. 5                      0090-Planning-MAP - LANDSCAPING COMPLIANCE                      Not Satisfied

The land divider/permit holder's landscape architect or the party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscap and irrigation system has been installed in compliance with the approved landscaping and irrigation plans.

090 - Planning. 6                      0090-Planning-MAP - LNDSCP/IRRIG INSTALL INS                      Not Satisfied

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP- LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. Costs associated with the Installation Inspection will be charged to the respective building permit.  
EOT2

090 - Planning. 7                      0090-Planning-MAP - MITIGATION MONITORING                      Not Satisfied

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and Environmental Assessment No. 38476 and EIR #380.

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

090 - Planning. 8                      0090-Planning-MAP - QUIMBY FEES (2)                      Not Satisfied

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

090 - Planning. 9                      0090-Planning-MAP - SPECIMEN TREES REQUIRED                      Not Satisfied

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within

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90. Prior to Building Final Inspection

Planning

090 - Planning. 9                      0090-Planning-MAP - SPECIMEN TREES REQUIRED (cont.)                      Not Satisfied  
the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.  
EOT2

Transportation

090 - Transportation. 1                      0090-Transportation-MAP - 80% COMPLETION                      Not Satisfied  
Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access routes shall be completed in accordance with the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- 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 - GRAFFITI ABATEMENT                      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 for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

090 - Transportation. 3                      0090-Transportation-MAP - LANDSCAPING                      Not Satisfied  
Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

090 - Transportation. 4                      0090-Transportation-MAP - STREET LIGHTS INSTALL                      Not Satisfied

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4                      0090-Transportation-MAP - STREET LIGHTS INSTALL (cont.)                      Not Satisfied

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

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

090 - Transportation. 5                      0090-Transportation-MAP - STREET SWEEPING                      Not Satisfied

Street sweeping annexation or inclusion into CSA 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. 6                      0090-Transportation-MAP - TRAFFIC SIGNAL 2 EOT2                      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 for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

090 - Transportation. 7                      0090-Transportation-MAP - TS/INSTALLATION                      Not Satisfied

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations and with the accompanying conditions:

Newport Road/Loop Road (East)

or as approved by the Transportation Department.

090 - Transportation. 8                      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 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. 9                      0090-Transportation-MAP - WRCOG TUMF                      Not Satisfied



10/29/18  
11:58

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 31

Plan: TR30322A01

Parcel: 461230001

90. Prior to Building Final Inspection

Transportation

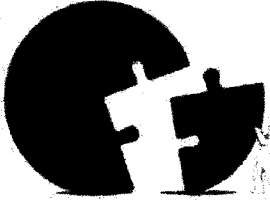
090 - Transportation. 9                      0090-Transportation-MAP - WRCOG TUMF (cont.)                      Not Satisfied

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.

090 - Transportation. 10                      Off-Site Access - Prior to Issuance of 71st Building Permit                      Not Satisfied

Prior to issuance of the 71st occupancy permit, the westerly extension (off-site) of Olive Avenue to County maintained Leon Road shall be improved with double chip seal. Said road shall be improved with a 32-foot section within 60' road right-of-way. The section shall provide sufficient load bearing capacity to support fire apparatus and emergency response vehicles.

Or as approved by the Director of Transportation.



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

**DEVELOPMENT ADVISORY COMMITTEE ("DAC")**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE**  
**PO Box 1409**  
**Riverside, 92502-1409**

DATE: June 11, 2018

TO:  
Riv. Co. Transportation Dept.  
Riv. Co. Fire Department (Riv. Office)

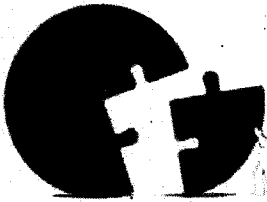
**TENTATIVE TRACT MAP NO. 30322 AMENDED FINAL MAP NO. 1** – Applicant: Lansing Stone Star LLC – Engineer/Representative: Trip Hord – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – Location: southerly of Olive Avenue, easterly of Leon Road, westerly of Rice Road, northerly of Domenigoni Parkway and Salt Creek – Zoning: Specific Plan (SP 293, Planning Area 29) – 64.82 acres - **REQUEST:** The **AMENDED FINAL MAP** is a Schedule "A" subdivision of 64.82 gross acres into 272 single-family residential lots with a minimum lot size of 6,000 square feet. The Amended Final Map Specifically requests to modify the requirement for paving the secondary access for the project of Olive Avenue to Leon Road as stated in condition 50.TRANS.22. Olive Avenue from the project site to Leon Road is currently a County maintained dirt road that would still provide secondary access. If secondary access were to be paved by the project at this time based on existing grade of the road, it would be an interim improvement that would be removed upon completion of ultimate improvements to Olive Avenue which require that the road grade be raised to address current flooding that occurs on the road. These improvements to Olive Avenue west of the project site to Leon Road would be the responsibility of approved subdivisions along the frontage of Olive Avenue between the project site to Leon Road. Primary access to Winchester Road would be paved at a minimum width of 32 feet from the project to Winchester Road. Related Cases: TR30322. **BBID: 801-919-626**

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.*



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on June 21, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at [rbrady@rivco.org](mailto:rbrady@rivco.org) / MAILSTOP #: 1070

Public Hearing Path:      Administrative Action:       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.*

## *Winchester-Homeland Municipal Advisory Council*

[www.WinchesterMac.org](http://www.WinchesterMac.org)

September 19, 2018

Russell Brady, Project Planner  
Riverside County Planning Department  
4080 Lemon St., 12th Floor  
Riverside, CA 92501

Dear Mr. Brady

Re: Tract No. 30322-1

With regards to Tract No. 30322-1, this item was discussed at the September 13, 2018 Winchester-Homeland MAC meeting. The Winchester-Homeland MAC Board of Directors wholeheartedly agreed with the recommendation put forth by the Winchester-Homeland Land Use Committee and the Winchester-Homeland Town Association, their letter dated, September 12, 2018, is attached. We feel it is irresponsible of the county to put the future residents of this development onto pavement then dirt road leading west. This road and area is known to flood at times becoming impassable. If there is ever an issue making it difficult or impossible to get to Winchester Road, what are these residents to do if Olive Road to the west is flooded? We strongly urge the Planning Commission and the Board of Supervisors to reconsider this reduction of this Condition of Approval. Olive Road should be built to full county standards from Winchester Road to Leon Road as per the original Conditions of Approval.

Mr. Brady, we appreciate the opportunity to express our concerns. Please see that these letters are included in your staff report. We would also appreciate being notified when this comes up for hearing.

Respectfully,



Dirk Meredith  
Co-Chairman  
Winchester-Homeland MAC

CC: Supervisor Chuck Washington



## Winchester-Homeland Town Association

P. O. Box 122  
Winchester, CA 92596

501(c) Tax ID # 95-3604267

September 12, 2018

Winchester-Homeland Municipal Advisory Council

Re: Tract No. 30322-1

Dear Municipal Advisory Council Members:

The Winchester-Homeland Land Use Committee met with the project representative Trip Hord, on 8/30/2018, regarding the above project planned in Winchester off of Olive Avenue. This is a recorded final map. Our understanding is that the developer is requesting a modification to a condition. At the meeting we were provided a letter dated 11/30/2017, from Michael Mueting from Riverside County Transportation Department to CalFire. Upon reviewing the letter and map supplied (see Exhibit "C" attached) we are unable to support the recommendation to reduce the conditions for improving Olive Avenue to Leon.

Our reasons are as follows:

- Olive Avenue from the project site to the west is a dirt road. It has and does flood and become impassible during heavy rain occurrences. This is a health and safety issue to our community.
- We support the original project condition for Olive Avenue. See Exhibit "A" attached.  
Original Condition placed on Olive Avenue for TR30322 was:  
Olive Avenue required to be constructed per county standards, No. 160, Section B (32'/60') from Winchester to Leon (page. 23 OFF-SITE ACCESS).
- Further review indicated that this is not the first change made to this condition:  
1<sup>st</sup> Change of condition dated 11-19-2012 – See Exhibit "B" attached.  
11-19-2012 - Condition was revised to not require paving to Leon until after 80% of the approved 141 are built on.  
2<sup>nd</sup> Change of condition dated 11-30-2017 – See Exhibit "C" attached.  
11-30-2017 – Per letter, condition would be upon pulling building permit for 113<sup>th</sup> lot. Developer would be required to make temporary A/C pavement. It would still not be an all weather road and it would be torn out when another developer comes in to build along Olive and Leon. See Exhibit "C".

Bottom line, if lot 113<sup>th</sup> – 141 of this tract map does not get built, the builder will have been relieved of paving Olive to Leon.

The Town Association took this matter up at its September 6<sup>th</sup> general meeting and requested this letter and recommendation be brought to the Winchester-Homeland Municipal Advisory Committee for its September 13<sup>th</sup> meeting. We would request it be forwarded to the Board of Supervisors.

Thank you,



Angela Little  
President



**050 - Transportation**  
Prior To Map Recordation

**MAP - LANDSCAPING APP. ANNEX**

**Status**  
Unsatisfied

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

**050 - Transportation**  
Prior To Map Recordation

**MAP - MAP.CORNER CUT-BACK I**

**Status**  
Unsatisfied

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**  
Prior To Map Recordation

**MAP - OFF-SITE ACCESS 1**

**Status**  
Unsatisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for three paved access roads to a paved and maintained road. Said access roads shall be constructed in accordance with County Standard No. 105, Section 5 (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans. Said off-site access road shall be the easterly extension of Newport Road to Winchester Road and the westerly extension of Newport Road to Menifee Road. Said off-site access road shall be the easterly extension of Olive Avenue to Rice Road and the westerly extension of Olive Avenue to Leon Road. Said off-site access road shall be the westerly extension of 'A' Street to Loop Road (East) and Loop Road (East) to Newport Road.

**050 - Transportation**  
Prior To Map Recordation

**MAP - OFF-SITE INFO**

**Status**  
Unsatisfied

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

**050 - Transportation**  
Prior To Map Recordation

**MAP - PART-WIDTH**

**Status**  
Unsatisfied

Beeler Road and Adams Road shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Standard No. 104, Section A. (20'/30')

**050 - Transportation**  
Prior To Map Recordation

**MAP - R & B B D**

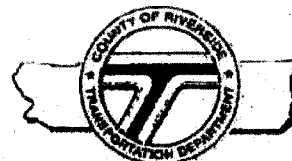
**Status**  
Satisfied

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone E4 of the Menifee Valley Road and Bridge Benefit District. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time

**Exhibit "B"**



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND  
LAND MANAGEMENT AGENCY**



**Transportation Department**

Juan C. Perez, P.E., T.E.  
Director of Transportation

November 19, 2012

Mr. Gregory P. Lansing  
President  
Lansing Companies  
12671 High Bluff Drive  
Suite 150  
San Diego, CA 92130

Re: Tract Map No. 30322-1; Creekside Estates at Menifee  
Offsite and Onsite Improvements

Dear Mr. Lansing:

This letter will confirm our understanding regarding the remaining improvements needed offsite along Olive Avenue (the "Offsite Improvements") and those needed onsite (the "Onsite Improvements") at Tract Map No. 30322-1 (the "Project").

Offsite Improvements

The Riverside County Transportation Department has reviewed the documentation provided by Webb Engineering dated February 21, 2012 and provided comments dated, which establish the interim improvements for Olive Avenue (the "Olive Avenue Interim Improvements for TR 30322-1"); the cover sheet of these improvement plans is attached to this letter as Attachment 1. Additionally, plans for the ultimate improvements for Olive Avenue (the "Olive Avenue Ultimate Road Improvements for TR 30322-1") have also been reviewed by the Riverside County Transportation Department; the cover sheet of these improvement plans is attached to this letter as Attachment 2. Before any occupancy permits are issued, with respect to both the interim improvements and the ultimate improvements for Olive Avenue, you will have to: (i) sign Agreements for the Construction of Road/Drainage Improvements (the "Improvement Agreements") in the form attached hereto as Attachments 3; and (ii) post the Faithful Performance and Materials and Labor Bonds. Once (i) and (ii) are completed and the Comments on the interim improvement plans have been met, the County will sign the Olive Avenue Interim Improvement drawings and you or your successor will be permitted to secure a grading permit and building permits.

If you or your successor would like to obtain building permit occupancy for more than eighty percent (80%) of the lots within the Project, you or your successor must either have completed construction of the Olive Avenue Ultimate Road Improvements or have deposited a Cash-in-Lieu payment totaling \$4,235,722 in cash with the County for the Olive Avenue Ultimate Road Improvements.



Onsite Improvements

The remaining Onsite Improvements are, at this time, still subject to certain performance bonds that total as follows:

Road	Water	Sewer	Mon
\$1,911,000.00	\$329,000.00	\$356,000.00	\$78,800.00

However, given that the Onsite Improvements are approximately thirty percent (30%) complete, in order to finish the Onsite Improvements (a list of incomplete improvements described in County's List of Pending Improvements attached as Attachment 4), you or your successor will only need to post performance bonds equal to the actual value of the remaining improvements to be completed. Therefore, the value of bonds related to the pending improvements would be:

Road	Water	Sewer	Mon
\$1,680,200.00	\$230,300.00	\$249,200.00	\$78,800.00

These amounts apply only if the existing improvements are maintained and protected from the elements by you or your successor as would typically be required during construction. The amounts above may be increased in the event that the existing improvements are allowed to deteriorate without proper maintenance. Since the profile of Olive Avenue will be raised as a result of the Olive Avenue Required Improvements, any property wall adjoining these improvements must be constructed to result in a height that is six (6) feet above the ultimate Olive Avenue profile. If a wall has already been constructed that will not be six (6) feet above the ultimate Olive Avenue profile, the developer will retrofit the wall to attain this height prior to obtaining occupancy permits for any of the lots adjoining the Olive Avenue Required Improvements. Additionally, if any properties are sold prior to the actual construction of the Olive Avenue Required Improvements, a written disclosure shall be provided to each buyer of such lots that the profile of Olive Avenue will be raised when the ultimate Olive Avenue improvements are implemented.

Sincerely,

*Alan Fresh* For  
Farah Khorashadi