

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



ITEM
1.2
(ID # 10323)

MEETING DATE:
Tuesday, July 23, 2019

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. TR36687 – Applicant: Highpointe Wash St., LLC – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac), Open Space: Conservation (OS-C); Highway 79 Policy Area – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of McColery Road, and westerly of Woodshire Drive – 20.3 Acres – Zoning: Specific Plan (SP No. 286 [Winchester 1800]) – APPROVED PROJECT DESCRIPTION: Tentative Tract Map No. TR36687 is a Schedule A subdivision of 20.3 acres into 71 residential lots and 14 open space lots – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36687, extending the expiration date to February 2, 2022. District 3. [Applicant fees 100%]

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

RECEIVE AND FILE the Planning Commission's Notice of Decision for the above referenced case acted on by the Planning Commission on April 17, 2019. The Tentative Tract Map No.36687 will now expire on February 2, 2022.

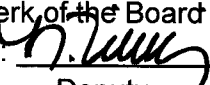
ACTION:Consent

Charissa Leach, Assistant TLMA Director 6/28/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: July 23, 2019
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Tract Map No. 36687 was approved by the Planning Commission on September 30, 2015. It proceeded to the Board of Supervisors along with Specific Plan No. 286 (SP286 Winchester 1800) and Change of Zone No. 7829 where both applications were approved on February 2, 2016.

On August 15, 2018, Tentative Tract Map No. TR36687, revision number one was approved on by the Planning Commission. The revision was subsequently Received and Filed by the Riverside County Board of Supervisors on October 2, 2018. No extension of time was associated with the approved revisions, therefore, per Riverside County Ordinance No. 460, the original expiration of February 2, 2019 remained.

The First Extension of Time was received on January 30, 2019, ahead of the expiration date of February 2, 2019. The applicant and the County discussed conditions of approval and reached consensus on February 13, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them.

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the first extension of time for Tentative Tract Map No. 36687 on April 17, 2019. The Planning Commission approved the project by a 5-0 vote.

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 applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

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

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**



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 17, 2019**

1.0 CONSENT CALENDAR

- 1.1 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33700** – Applicant: Phil Rheingans – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Medium Density Residential (MDR) (2-5 du/ac) – Location: Northerly of Simpson Road, southerly of Grand Avenue, westerly of Beeler Road, and easterly of Leon Road – 40.18 Acres – Zoning: Light Agriculture – 10 acre min. (A-1-10) – Approved Project Description: Schedule "A" subdivision of 40.18 acres into 128 single family residential lots, two (2) open space lots for park and water quality uses totaling 3.5 acres, and two (2) open space lots for paseos – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33700, extending the expiration date to January 30, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 33700, extending the expiration date to January 30, 2021.
- 1.2 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081** – Applicant: Phil Rheingans – Third Supervisorial District – Ramona Zoning District – San Jacinto Area Plan: Community Development – Medium Density Residential (MDR) (2-5 du/ac) – Location: Southerly of Thornton Avenue, westerly of Dartmouth Street, northerly of Crest Drive, and easterly of Cornell Street – 6.41 Acres – Zoning: One Family Dwellings – 10,000 sq. ft. min. (R-1-10000) – Approved Project Description: Schedule "A" subdivision of 6.41 acres into 16 residential lots with 10,000 sq. ft. minimum lot sizes – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2021.
- 1.3 PLOT PLAN NO. 180002 – RECEIVE AND FILE – EA1800028** – Applicant: Smartlink, LLC on behalf of AT&T – Representative: Tyler Kent – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Airport Boulevard, southerly of 55th Avenue, easterly of Harrison Street, and westerly of Shady Lane at 85-240 Airport Boulevard – 0.71 Acres – Zoning: Manufacturing-Service Commercial – **REQUEST:** The Plot Plan proposes a disguised wireless communication facility, for AT&T, in the form of a 70-foot high mono-palm tree, with 12 antennas, 36 RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, utility cabinets, one (1) 30kw diesel generator surrounded by a 6-foot high CMU wall enclosure, and 12-foot wide access driveway from Airport Boulevard. The site also contains an existing disguised wireless communication facility, owned by SBA Communications, disguised as a 70-foot high mono-palm tree previously approved under PP23890 to remain on the subject property. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org. **RECEIVED and FILED.**
- 1.4 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36687** – Applicant: Highpointe Wash St., LLC – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Open Space: Conservation (OS-C) – Highway 79 Policy Area – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of McColely Road, and westerly of Woodshire Drive – 20.3 Acres – Zoning: Specific Plan (SP No. 286 (Winchester 1800)) – Approved Project Description: Tentative Tract Map No. 36687 is a Schedule "A" subdivision of 20.3 **APPROVED** First Extension of Time Request for Tentative Tract Map No. 36687, extending the expiration date to February 2, 2022.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 17, 2019**

acres into 71 residential lots and 14 open space lots. **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36687, extending the expiration date to February 2, 2022. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CHANGE OF ZONE NO. 180017 and CONDITIONAL USE PERMIT NO. 180016 – CEQ180073 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Woodcrest Real Estate Ventures – **Engineer/Representative:** Projection Engineering, Inc. – **First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan:** Community Development: **Commercial Retail (CD-CR) – Location:** Northerly of Krameria Avenue, southerly of Van Buren Boulevard, westerly of Washington Street, and easterly of Gardner Avenue – 3.45 Gross Acres – **Zoning:** Scenic Highway Commercial (C-P-S) – **Residential Agriculture (R-A) – REQUEST:** The **Change of Zone No. 180017** proposes to change the southern portion of the Project site currently zoned R-A to the C-P-S zoning classification. The **Conditional Use Permit No. 180016** proposes to establish an 18,800 sq. ft. retail commercial building, and 15,000 sq. ft. of outdoor display area. A Special Review of Parking has been approved by the Assistant TLMA Director to allow the project to provide 99 parking spaces. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ180073; and,

TENTATIVELY Approve Change of Zone No. 180017; and,

APPROVE Conditional Use Permit No. 180016, subject to the conditions of approval.

4.2 TENTATIVE PARCEL MAP NO. 37562 and CONDITIONAL USE PERMIT NO. 180019 – Intent to Adopt a Negative Declaration – EA180085 – Owner/Applicant: Tower Energy Group – **Engineer:** Albert A. Webb Associates – **Fourth Supervisorial District – Eastern Coachella Valley Area Plan:** Community Development (CD): **Commercial Retail (CR) – Light Industrial (LI) – Location:** Northerly of Airport Boulevard, easterly of Harrison Street, southerly of 55th Avenue, and westerly of Shady Lane – 9.67 Acres – **Zoning:** Scenic Highway Commercial (C-P-S) – **Manufacturing – Service Commercial (M-SC) – REQUEST:** **Tentative Parcel Map (TPM) No. 37562** proposes a Schedule "E" subdivision to divide 9.67 acres into three (3) parcels. Parcel 1 proposes a convenience store including motor vehicle fuel sales on approximately 3.38 acres. Parcels 2 and 3 will remain vacant as part of this project. **Conditional Use Permit (CUP) No. 180019** proposes construction of a single-story 5,275 sq. ft. convenience store building with a maximum height of 25 ft. In addition, Parcel 1 proposes the construction of a 6,125 sq. ft. fuel canopy with 12 pumping stalls, 38 parking stalls, 15,000 gallon propane (liquid petroleum) tank, and signage. The proposed convenience store includes a request for beer and wine sales for off-premises consumption. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

ADOPTED a Negative Declaration for Environmental Assessment No. 180085; and,

APPROVED Tentative Parcel Map No. 37562; and,

APPROVED Conditional Use Permit No. 180019, subject to the conditions of approval.

5.0 WORKSHOP

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.4

Planning Commission Hearing: April 17, 2019

PROPOSED PROJECT

Case Number(s): TR36687E01

Applicant(s):

Area Plan: Southwest

Highpoint Wash St

Zoning Area/District: Rancho California Area

Supervisorial District: Third District

Project Planner: Travis Engelking

APN: 476-010-036

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of Tentative Map No. 36687 (TR36687) has requested an extension of time to allow for the recordation of the final map (TR36687). The Tentative Tract Map is a Schedule "A" subdivision of 20.3 acres into 71 residential lots and 14 open space lots. This project is located Northerly of Safflower Street, southerly of Koon Street, easterly of McColery Road, and westerly of Woodshire Drive.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 36687**, extending the expiration date to February 2nd, 2022, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 36687 was approved at Planning Commission on September 30, 2015. It proceeded to the Board of Supervisors along with Specific Plan No. 286 (SP286 Winchester 1800) and Change of Zone No. 7829 where both applications were approved on February 2, 2016.

A revision to Tentative Tract Map No. TR36687 was approved on August 15, 2018 by the Planning Commission and the Riverside County Board of Supervisors Receive and File the decision of the Planning Commission on October 2, 2018. However, per Riverside County Ordinance No. 460, the original expiration date remained February 2, 2019.

The First Extension of Time was received January 30, 2019, ahead of the expiration date of February 2, 2019. The applicant and the County discussed conditions of approval and reached consensus on February 13, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (February 13, 2019) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st extension would grant 3 years and the remaining number of years available to extend this tentative map after this approval would be 3 years. If a future 2nd EOT is submitted, the map could be extended to February 2, 2025 expiration.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become February 2, 2022. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for TR36687 Vicinity Map



- Legend**
- Parcels
 - County Centerline Names
 - County Centerlines
 - Blueline Streams
 - City Areas

Notes Map Area in Yellow

IMPORTANT! Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content, (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



RESIDENTIAL LOT SUMMARY

Lot No.	Area	Use	Notes
1	1.0	Residential	
2	1.0	Residential	
3	1.0	Residential	
4	1.0	Residential	
5	1.0	Residential	
6	1.0	Residential	
7	1.0	Residential	
8	1.0	Residential	
9	1.0	Residential	
10	1.0	Residential	
11	1.0	Residential	
12	1.0	Residential	
13	1.0	Residential	
14	1.0	Residential	
15	1.0	Residential	
16	1.0	Residential	
17	1.0	Residential	
18	1.0	Residential	
19	1.0	Residential	
20	1.0	Residential	
21	1.0	Residential	
22	1.0	Residential	
23	1.0	Residential	
24	1.0	Residential	
25	1.0	Residential	
26	1.0	Residential	
27	1.0	Residential	
28	1.0	Residential	
29	1.0	Residential	
30	1.0	Residential	
31	1.0	Residential	
32	1.0	Residential	
33	1.0	Residential	
34	1.0	Residential	
35	1.0	Residential	
36	1.0	Residential	
37	1.0	Residential	
38	1.0	Residential	
39	1.0	Residential	
40	1.0	Residential	
41	1.0	Residential	
42	1.0	Residential	
43	1.0	Residential	
44	1.0	Residential	
45	1.0	Residential	
46	1.0	Residential	
47	1.0	Residential	
48	1.0	Residential	
49	1.0	Residential	
50	1.0	Residential	

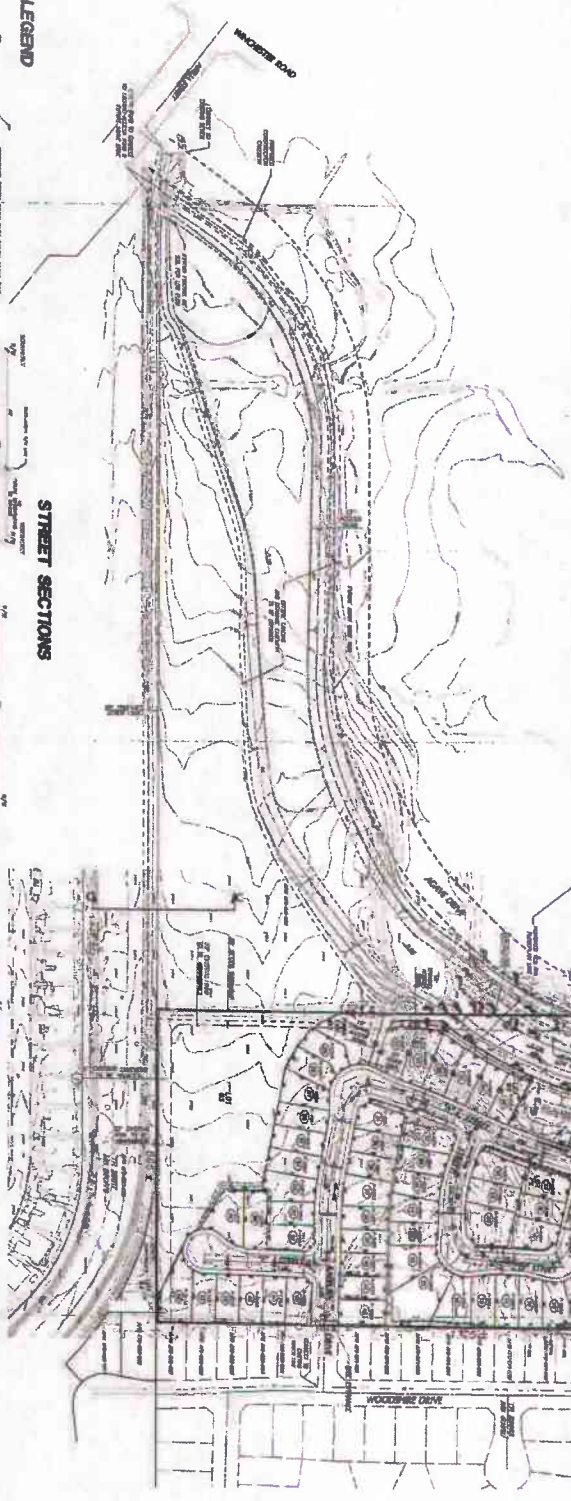
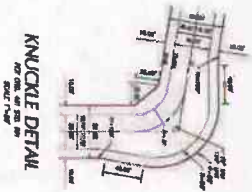
OPEN SPACE LOT SUMMARY

Lot No.	Area	Use	Notes
51	1.0	Open Space	
52	1.0	Open Space	
53	1.0	Open Space	
54	1.0	Open Space	
55	1.0	Open Space	
56	1.0	Open Space	
57	1.0	Open Space	
58	1.0	Open Space	
59	1.0	Open Space	
60	1.0	Open Space	
61	1.0	Open Space	
62	1.0	Open Space	
63	1.0	Open Space	
64	1.0	Open Space	
65	1.0	Open Space	
66	1.0	Open Space	
67	1.0	Open Space	
68	1.0	Open Space	
69	1.0	Open Space	
70	1.0	Open Space	

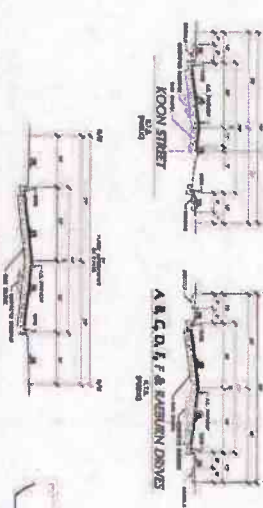
SUMMARY OF ALL LOTS

Lot No.	Area	Use	Notes
1-50	50.0	Residential	
51-70	20.0	Open Space	
Total	70.0		

EXISTING EASEMENT:



STREET SECTIONS



SECTION A-A



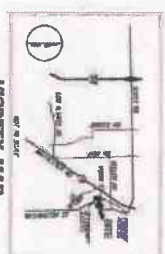
SECTION B-B



SECTION C-C



DATE: 8/21/15
 W.O.: 8348-L
 DESIGN INITIAL: JI
 YORK CO#: 14



NOTES:

- 1. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE IBC CODE COMMENTARIES.
- 2. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE IRC CODE COMMENTARIES.
- 3. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC) AND THE IPC CODE COMMENTARIES.
- 4. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC) AND THE IMC CODE COMMENTARIES.
- 5. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL FIRE MARSHAL ASSOCIATION (IFMA) AND THE IFMA CODE COMMENTARIES.
- 6. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL SMOKE AND ALARM CODE (ISAC) AND THE ISAC CODE COMMENTARIES.
- 7. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND THE IECC CODE COMMENTARIES.
- 8. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL GREENING CODE (IGC) AND THE IGC CODE COMMENTARIES.
- 9. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION (ISDC) AND THE ISDC CODE COMMENTARIES.
- 10. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL WELLNESS AND PERFORMANCE (IWP) AND THE IWP CODE COMMENTARIES.
- 11. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL RESILIENCE AND DISASTER PREPAREDNESS (IRD) AND THE IRD CODE COMMENTARIES.
- 12. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL SAFETY AND SECURITY (ISS) AND THE ISS CODE COMMENTARIES.
- 13. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL HEALTH AND WELLNESS (IHW) AND THE IHW CODE COMMENTARIES.
- 14. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL QUALITY AND EXCELLENCE (IQE) AND THE IQE CODE COMMENTARIES.
- 15. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL INNOVATION AND CREATIVITY (IIC) AND THE IIC CODE COMMENTARIES.
- 16. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL LEADERSHIP AND INFLUENCE (ILI) AND THE ILI CODE COMMENTARIES.
- 17. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL SUCCESS AND Prosperity (ISP) AND THE ISP CODE COMMENTARIES.
- 18. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL WELL-BEING AND HAPPINESS (IWH) AND THE IWH CODE COMMENTARIES.
- 19. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL LIFE AND VITALITY (ILV) AND THE ILV CODE COMMENTARIES.
- 20. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL FLOURISHING AND THRIVING (IFT) AND THE IFT CODE COMMENTARIES.

PUBLIC UTILITIES/ SERVICES:

SCHOOL DISTRICT: [Name]

ELECTRIC: [Name]

WATER: [Name]

GAS: [Name]

CABLE: [Name]

TELEPHONE: [Name]

TELEVISION: [Name]

ZONING AND LAND USE SUMMARY

Lot No.	Zoning	Area	Use
1-50	Residential	50.0	Residential
51-70	Open Space	20.0	Open Space
Total		70.0	

LEGAL DESCRIPTION: [Text describing the property boundaries and easements]

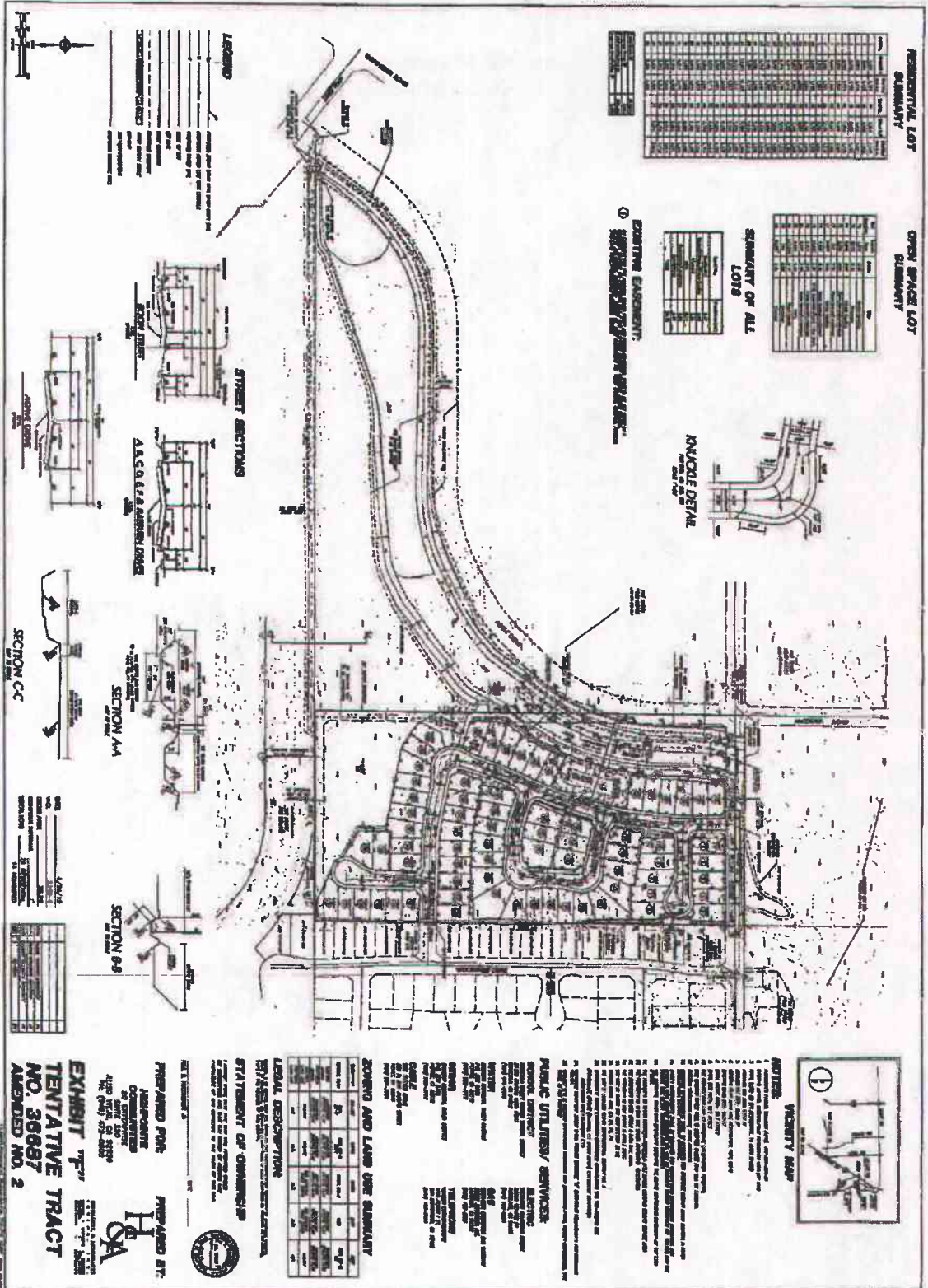
STATEMENT OF OWNERSHIP: [Text identifying the owner and their interest in the property]

PREPARED FOR: HIGHPOINT COMMUNITIES
 22 ENTERPRISE
 ALSO SUITE 200 32856
 P.O. BOX 427-0800

PREPARED BY: [Company Name]

EXHIBIT "F" TENTATIVE TRACT NO. 36687 AMENDED NO. 2





APPROVED
 FEB 02 2016
 BY BOARD OF SUPERVISORS

CASE: TR36687, AMD. #1
 DATE: 05/07/15
 PLANNER: D. ABRAHAM

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	DRG. NO.	REVISION	PLAN CHECK OVERSIGHT LIA / DR	REGISTRATION NUMBER	DATE SIGNED	SENTATIVE APP #P2
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - NOT A SITE)					APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)			

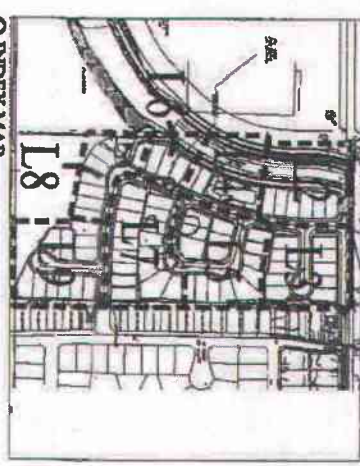
ABBREVIATIONS

1. LANDSCAPE ARCHITECT	LA
2. LANDSCAPE ARCHITECTURE	LA
3. LANDSCAPE ARCHITECTURE FIRM	LA
4. LANDSCAPE ARCHITECTURE FIRM	LA
5. LANDSCAPE ARCHITECTURE FIRM	LA
6. LANDSCAPE ARCHITECTURE FIRM	LA
7. LANDSCAPE ARCHITECTURE FIRM	LA
8. LANDSCAPE ARCHITECTURE FIRM	LA
9. LANDSCAPE ARCHITECTURE FIRM	LA
10. LANDSCAPE ARCHITECTURE FIRM	LA
11. LANDSCAPE ARCHITECTURE FIRM	LA
12. LANDSCAPE ARCHITECTURE FIRM	LA
13. LANDSCAPE ARCHITECTURE FIRM	LA
14. LANDSCAPE ARCHITECTURE FIRM	LA
15. LANDSCAPE ARCHITECTURE FIRM	LA
16. LANDSCAPE ARCHITECTURE FIRM	LA
17. LANDSCAPE ARCHITECTURE FIRM	LA
18. LANDSCAPE ARCHITECTURE FIRM	LA
19. LANDSCAPE ARCHITECTURE FIRM	LA
20. LANDSCAPE ARCHITECTURE FIRM	LA
21. LANDSCAPE ARCHITECTURE FIRM	LA
22. LANDSCAPE ARCHITECTURE FIRM	LA
23. LANDSCAPE ARCHITECTURE FIRM	LA
24. LANDSCAPE ARCHITECTURE FIRM	LA
25. LANDSCAPE ARCHITECTURE FIRM	LA
26. LANDSCAPE ARCHITECTURE FIRM	LA
27. LANDSCAPE ARCHITECTURE FIRM	LA
28. LANDSCAPE ARCHITECTURE FIRM	LA
29. LANDSCAPE ARCHITECTURE FIRM	LA
30. LANDSCAPE ARCHITECTURE FIRM	LA
31. LANDSCAPE ARCHITECTURE FIRM	LA
32. LANDSCAPE ARCHITECTURE FIRM	LA
33. LANDSCAPE ARCHITECTURE FIRM	LA
34. LANDSCAPE ARCHITECTURE FIRM	LA
35. LANDSCAPE ARCHITECTURE FIRM	LA
36. LANDSCAPE ARCHITECTURE FIRM	LA
37. LANDSCAPE ARCHITECTURE FIRM	LA
38. LANDSCAPE ARCHITECTURE FIRM	LA
39. LANDSCAPE ARCHITECTURE FIRM	LA
40. LANDSCAPE ARCHITECTURE FIRM	LA
41. LANDSCAPE ARCHITECTURE FIRM	LA
42. LANDSCAPE ARCHITECTURE FIRM	LA
43. LANDSCAPE ARCHITECTURE FIRM	LA
44. LANDSCAPE ARCHITECTURE FIRM	LA
45. LANDSCAPE ARCHITECTURE FIRM	LA
46. LANDSCAPE ARCHITECTURE FIRM	LA
47. LANDSCAPE ARCHITECTURE FIRM	LA
48. LANDSCAPE ARCHITECTURE FIRM	LA
49. LANDSCAPE ARCHITECTURE FIRM	LA
50. LANDSCAPE ARCHITECTURE FIRM	LA
51. LANDSCAPE ARCHITECTURE FIRM	LA
52. LANDSCAPE ARCHITECTURE FIRM	LA
53. LANDSCAPE ARCHITECTURE FIRM	LA
54. LANDSCAPE ARCHITECTURE FIRM	LA
55. LANDSCAPE ARCHITECTURE FIRM	LA
56. LANDSCAPE ARCHITECTURE FIRM	LA
57. LANDSCAPE ARCHITECTURE FIRM	LA
58. LANDSCAPE ARCHITECTURE FIRM	LA
59. LANDSCAPE ARCHITECTURE FIRM	LA
60. LANDSCAPE ARCHITECTURE FIRM	LA
61. LANDSCAPE ARCHITECTURE FIRM	LA
62. LANDSCAPE ARCHITECTURE FIRM	LA
63. LANDSCAPE ARCHITECTURE FIRM	LA
64. LANDSCAPE ARCHITECTURE FIRM	LA
65. LANDSCAPE ARCHITECTURE FIRM	LA
66. LANDSCAPE ARCHITECTURE FIRM	LA
67. LANDSCAPE ARCHITECTURE FIRM	LA
68. LANDSCAPE ARCHITECTURE FIRM	LA
69. LANDSCAPE ARCHITECTURE FIRM	LA
70. LANDSCAPE ARCHITECTURE FIRM	LA
71. LANDSCAPE ARCHITECTURE FIRM	LA
72. LANDSCAPE ARCHITECTURE FIRM	LA
73. LANDSCAPE ARCHITECTURE FIRM	LA
74. LANDSCAPE ARCHITECTURE FIRM	LA
75. LANDSCAPE ARCHITECTURE FIRM	LA
76. LANDSCAPE ARCHITECTURE FIRM	LA
77. LANDSCAPE ARCHITECTURE FIRM	LA
78. LANDSCAPE ARCHITECTURE FIRM	LA
79. LANDSCAPE ARCHITECTURE FIRM	LA
80. LANDSCAPE ARCHITECTURE FIRM	LA
81. LANDSCAPE ARCHITECTURE FIRM	LA
82. LANDSCAPE ARCHITECTURE FIRM	LA
83. LANDSCAPE ARCHITECTURE FIRM	LA
84. LANDSCAPE ARCHITECTURE FIRM	LA
85. LANDSCAPE ARCHITECTURE FIRM	LA
86. LANDSCAPE ARCHITECTURE FIRM	LA
87. LANDSCAPE ARCHITECTURE FIRM	LA
88. LANDSCAPE ARCHITECTURE FIRM	LA
89. LANDSCAPE ARCHITECTURE FIRM	LA
90. LANDSCAPE ARCHITECTURE FIRM	LA
91. LANDSCAPE ARCHITECTURE FIRM	LA
92. LANDSCAPE ARCHITECTURE FIRM	LA
93. LANDSCAPE ARCHITECTURE FIRM	LA
94. LANDSCAPE ARCHITECTURE FIRM	LA
95. LANDSCAPE ARCHITECTURE FIRM	LA
96. LANDSCAPE ARCHITECTURE FIRM	LA
97. LANDSCAPE ARCHITECTURE FIRM	LA
98. LANDSCAPE ARCHITECTURE FIRM	LA
99. LANDSCAPE ARCHITECTURE FIRM	LA
100. LANDSCAPE ARCHITECTURE FIRM	LA


REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

REGULATORY COMPLIANCE
 Redwood City Land Development
 SHEET NO. KEY



INDEX MAP



VICINITY MAP

CLIENT / APPLICANT
 HINOKI CONSULTING
 1000 W. CALIFORNIA ST.
 SUITE 100
 SAN JOSE, CA 95128
 TEL: 408.973.0200

LANDSCAPE ARCHITECT / PREPARER
 S&L, INC.
 3175 SANDHURST VILLO ROAD, SUITE 201
 SAN JOSE, CALIFORNIA, CA 95128
 TEL: 408.252.4300
 FAX: 408.252.4304
 CONTACT: DEBRA BERTHALL
 MAINTENANCE ENTITY
 TO BE DETERMINED

SHEET INDEX

TITLE SHEET	L1
LANDSCAPE CONCEPT PLAN	L2-L9
PAVE SCHEDULE	L10
200-SWALE & BASIN COUNTY STANDARD DETAILS	L11
MAINTENANCE SHEET	L12

APPROVED
 FEB 02 2016
 BY BOARD OF SUPERVISORS

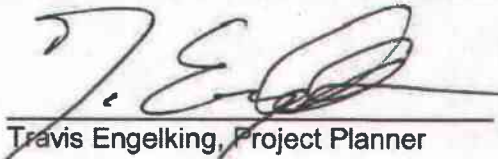
CASE: TR36687, AMD. #1
 EXHIBIT: L (Sheets 1-11)
 DATE: 05/07/15
 PLANNER: D. ABRAHAM

Extension of Time Environmental Determination

Project Case Number: TR36687
 Original E.A. Number: EA42686
 Extension of Time No.: 1st EOT
 Original Approval Date: February 2, 2018
 Project Location: Northerly of Safflower Street, southerly of Koon Street, easterly of McColery Road, and westerly of Woodshire Drive.
 Project Description: subdivide 20.3 acres into 71 residential lots and 14 open space lots

On February 2, 2018, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Travis Engelking, Project Planner

Date: 4-3-19
 For Charissa Leach, Assistant TLMA Director

Engelking, Travis

From: Steve Ludwig <Steve.Ludwig@highpointeinc.com>
Sent: Wednesday, February 13, 2019 3:22 PM
To: Villalobos, Gabriel
Cc: Tim England; Steve Vliss; Steve Rowland
Subject: [EXTERNAL MAIL] RE: Recommended Conditions for TR36687 1st EOT

Gabriel,
We have read and understand the additional 7 new conditions of approval. All the new conditions are acceptable to apply to our Tract 36687 and we look forward to the Map Extension of Time moving forward the Planning Commission.

Sincerely,

Steve Ludwig
Highpointe Communities
Principal / Executive VP
Office 949-472-0169
Cell 949-354-8040

From: Villalobos, Gabriel <GVillalo@rivco.org>
Sent: Wednesday, February 13, 2019 2:54 PM
To: Steve Ludwig <Steve.Ludwig@highpointeinc.com>
Subject: Recommended Conditions for TR36687 1st EOT

Attn: Steve Ludwig
530 Technology Dr, Suite 100
Irvine, CA 92618

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 36687.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

- | | |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED |
| 60. REQ BMP SWPPP WQMP | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING | |

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



How are we doing? [Click the Link and tell us](#)

Confidentiality Disclaimer

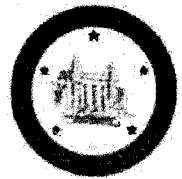
This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California



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

*Juan C. Perez
Agency Director*



04/02/19, 4:59 pm

TR36687E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36687E01. 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.

BS-Grade

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

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND SGONZALE 20140606
DRAFT SGONZALE 20140606
TR36687

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

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND SGONZALE 20140606
DRAFT SGONZALE 20140606
TR36687

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

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND SGONZALE 20140606
DRAFT SGONZALE 20140606
TR36687

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

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 4 0010-BS-Grade-MAP - DUST CONTROL (cont.)

Comments: INEFFECT JAIESPIN 20160304
RECOMMND SGONZALE 20140606
DRAFT SGONZALE 20140606
TR36687

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

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND SGONZALE 20140606
DRAFT SGONZALE 20140606
TR36687

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

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND SGONZALE 20140606
DRAFT SGONZALE 20140606
TR36687

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

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND SGONZALE 20140606
DRAFT SGONZALE 20140606
TR36687

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

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 8 0010-BS-Grade-MAP - MANUFACTURED SLOPES (cont.)
requirements of Ordinance 457.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND SGONZALE 20140606
DRAFT SGONZALE 20140606
TR36687

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

inimum drainage grade shall be 1% except on portland cement
concrete where .35% shall be the minimum.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND SGONZALE 20140606
DRAFT SGONZALE 20140606
TR36687

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

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

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

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 10 0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)
 required year round. Removal BMP's (those BMP's which must
 be temporarily removed during construction activities)
 shall be in place at the end of each working day.

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

Comments: INEFFECT JAIESPIN 20160304
 RECOMMND SGONZALE 20140606
 DRAFT SGONZALE 20140606
 TR36687

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

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

Comments: INEFFECT JAIESPIN 20160304
 RECOMMND SGONZALE 20140606
 DRAFT SGONZALE 20140606
 TR36687

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

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 12 **0010-BS-Grade-MAP - RETAINING WALLS (cont.)**
designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND SGONZALE 20140606
DRAFT SGONZALE 20140606
TR36687

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

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND SGONZALE 20140606
DRAFT SGONZALE 20140606
TR36687

BS-Grade. 14 **0010-BS-Grade-MAP - SLOPES IN FLOODWAY**

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND SGONZALE 20140606
DRAFT SGONZALE 20140606
TR36687

E Health

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

Tract Map 36687 is proposing to receive potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

Any existing onsite wastewater treatment system (OWTS) and

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 6 0010-Fire-SP-#97-OPEN SPACE (cont.)

Fire. 6 0010-Fire-SP-#97-OPEN SPACE

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

Comments: INEFFECT PAGUTIER 20151006
TR36687

Fire. 7 0010-Fire-SP*-#100-FIRE STATION

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 2 fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the rgional intergrated fire protection response system.

Comments: INEFFECT PAGUTIER 20151006
TR36687

Flood

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

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND MMARTIN 20150609
TR36687

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

Drainage facilities outletting sump conditions shall be

ADVISORY NOTIFICATION DOCUMENT

Flood

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

stormwater runoff through the site and provide flood protection for the current and future property owners and the District must be able to maintain the channel to provide continual conveyance. Additionally, Fish & Wildlife require a 100-foot setback for riparian areas upstream and downstream of drainage culverts to allow for maintenance activities for the culverts.

The ultimate drainage plan for this project is dependent upon the development to the north/upstream (Tentative Tract Map 36722) to construct the adequate collection facility for the tributary stormwater flows and the development to the west/downstream to convey the stormwater runoff to the District's Warm Springs Valley - French Valley Channel (proj. no. 7-0-00205). The developer proposes to construct an interim rip-rap collection facility on the north side of Koon Street and within the road right-of-way that Transportation has agreed to maintain. The developer also proposes offsite grading downstream to return the stormwater runoff back to the existing floodplain condition. The District will not maintain any interim facilities. The development of this property and the interim/ultimate drainage plan shall be coordinated with the development of adjacent properties to ensure that surrounding and downstream properties are not adversely affected and that stormwater runoff is safely conveyed to an adequate outlet. This may require the construction and grading of offsite drainage facilities. The developer shall obtain a written authorization letter for grading/construction and a drainage easement from the affected property owner(s) for the release of concentrated storm flows. A copy of the signed letter shall be submitted to the District for review prior to the issuance of permits for the project. Alternatively, the proposed ultimate channel shall be designed and fully constructed to an adequate outlet in Warm Springs Channel downstream. The construction plans and recorded drainage easements shall be submitted to the District for review prior to the issuance of permits for the project.

The proposed design of the water quality basin adjacent to the earthen channel shall have a bottom elevation to allow for positive drainage into the channel and the 2-year event of the channel will not have a back-water effect occurring in the basin. No pumps or dead storage will be permitted. Embankment fill slopes (external and internal) may be no

ADVISORY NOTIFICATION DOCUMENT

Flood

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

steeper than 4H:1V. In sizing the mitigation basin, only the area tributary to the basin should be analyzed and compared to determine the effect of impervious area added to the site with this development. The area within the channel is not tributary to the basin and should not be included in the analysis for sizing of the basin as it is not an accurate model.

This project may propose to utilize the proposed District rights of way for passive public recreation activity. Prior to authorizing any such activity or the installation of any ancillary improvements within its right of way, the District shall, by written agreement, be indemnified and held harmless for such use by a viable public entity acceptable to the District. The applicant shall identify the public entity prior to map recordation. A Home Owners Association (HOA) is not an acceptable entity. All side slopes adjacent to such trails shall be no steeper than 4H:1V for the public's safety.

This project proposes a greenbelt channel facility which will require maintenance by a public agency, or a guarantee of maintenance by a public agency in the event the responsible private party fails to meet its maintenance obligations. These types of flood control facilities are selected at the discretion of the applicant to complement the nature of the proposed development, and do not have a regional benefit commensurate with the maintenance costs which are anticipated to be excessively high. Therefore, to ensure the public is not unduly burdened for future costs, prior to final approval or recordation of the final map, the District will require an acceptable financial mechanism be implemented to provide for reimbursement of maintenance costs in perpetuity. The developer, in conjunction with Valley Wide Recreation and Park District, may propose to form a Landscape Maintenance District to fund the maintenance. If an acceptable maintenance mechanism cannot be developed, the project should be redesigned to eliminate all high maintenance cost features.

As required per the adopted Conditions of Approval for Specific Plan 286 (Amendment 6), this tract shall incorporate detention basins to attenuate post-development flowrates to predevelopment levels for the 2-year, 5-year, 10-year storm events for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations. See 10.FLOOD RI.13 INCREASED

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 4 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)
RUNOFF CRITERIA for more details.

It should be noted that the site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project.

Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND MMARTIN 20150609
DRAFT MMARTIN 20150402
TR36687

Flood. 5 0010-Flood-MAP GREENBELT CH DGN CRITERIA

The developer has proposed incorporating a greenbelt or 'soft-bottom' channel into the project. The following criteria shall be used to design the channel:

If velocities are erosive (i.e. greater than 6 fps) revetment for side slopes shall be proposed and 15-foot maintenance roads shall be shown on both sides of the conveyance area. Where soft bottoms and revetted side slopes are proposed, provisions for maintenance of the buried portion of the revetment shall be incorporated into the channel design and also into any required environmental mitigation/conservation plan. The channel design shall be developed using hydraulic runs that consider both the maximum depth and the maximum velocity. The following criteria shall be used for selecting Manning's n value, unless substantiation for other values is submitted: When determining the maximum depth: for vegetated/habitat low flow channel $n = 0.10$, for non-mowed channel outside of low-flow section $n = 0.04$, for mowed non-irrigated channel outside of low-flow section $n = 0.030$. When determining the maximum velocity: for vegetated/habitat low flow channel $n = 0.10$, for the rest of the channel $n = 0.025$. If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 5 0010-Flood-MAP GREENBELT CH DGN CRITERIA (cont.)

but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND MMARTIN 20150609
DRAFT MMARTIN 20150402
TR36687

Flood. 6 0010-Flood-MAP GREENBELT FACILITY MAINT

The developer has proposed an onsite green belt channel to convey storm flows. This channel shall be designed to convey the approved tributary flowrate. The proposed greenbelt facilities would be an amenity serving the development. The District would be willing to maintain the lines and grade and structural aspects of the channel but can not be responsible for the landscaping. Maintenance expenses for the greenbelt park drainage system will be high. The District must ensure that the public is not unduly burdened for future costs. The District will require that prior to the issuance of any grading permit the developer along with a Parks District or alternate viable public maintenance entity shall enter into an agreement with the Riverside County Flood Control and Water Conservation District which guarantees the perpetual maintenance of the drainage facilities proposed by the developer. Said agreement shall be acceptable to both the District and County Counsel.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND MMARTIN 20150609
DRAFT MMARTIN 20150402
TR36687

Flood. 7 0010-Flood-MAP INCREASED RUNOFF

The development of this site will adversely impact downstream property owners by increasing the rate and

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 7 0010-Flood-MAP INCREASED RUNOFF (cont.)
volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND MMARTIN 20150609
DRAFT MMARTIN 20150402
TR36687

Flood. 8 0010-Flood-MAP INCREASED RUNOFF CRITERIA

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

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

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

Low Loss rates will be determined using the following:

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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 8 0010-Flood-MAP INCREASED RUNOFF CRITERIA (cont.)

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

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

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

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

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND MMARTIN 20150609
DRAFT MMARTIN 20150402
TR36687

Flood. 9 0010-Flood-MAP MAJOR FACILITIES

Major flood control facilities are being proposed. These

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 9 0010-Flood-MAP MAJOR FACILITIES (cont.)
shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND MMARTIN 20150609
DRAFT MMARTIN 20150402
TR36687

Flood. 10 0010-Flood-MAP ORD 458 SPECIAL FLOODPLAIN

Tract Map (TR) 36687 is within the Special Flood Hazard Area delineated by the Warm Springs Creek flood study listed in Ordinance 458 Section 5.b and shown on the Public Flood Hazard Determination Interactive Map which can be found at <http://rcflood.org>, then select Divisions - Regulatory - Floodplain Management Information. Any encroachment or other modification of this 100-year floodplain will require the applicant to submit a flood study to the District for review and approval prior to the issuance of grading permits and recordation of the final map. This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND MMARTIN 20150609
DRAFT MMARTIN 20150402
TR36687

Flood. 11 0010-Flood-MAP PERP DRAINAGE PATTERNS

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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 11 0010-Flood-MAP PERP DRAINAGE PATTERNS (cont.)

Comments: INEFFECT JAIESPIN 20160304
RECOMMND MMARTIN 20150609
DRAFT MMARTIN 20150402
TR36687

Flood. 12 0010-Flood-MAP SUBMIT FINAL WQMP>PRELIM

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

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

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 12 0010-Flood-MAP SUBMIT FINAL WQMP>PRELIM (cont.)

revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND MMARTIN 20150609
DRAFT MMARTIN 20150402
TR36687

Flood. 13 0010-Flood-MAP WATERS OF THE US (NO FEMA)

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, 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) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments pertaining thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND MMARTIN 20150609
DRAFT MMARTIN 20150402
TR36687

Flood. 14 0010-Flood-MAP WQMP ESTABL MAINT ENTITY

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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 14 0010-Flood-MAP WQMP ESTABL MAINT ENTITY (cont.)

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND MMARTIN 20150609
DRAFT MMARTIN 20150402
TR36687

Flood. 15 0010-Flood-SP FLOOD HAZARD REPORT

Specific Plan 286 (Winchester 1800) is a proposal to develop approximately 1,650 acres with over 4,800 dwelling units, as well as commercial centers and park sites in the French Valley area. The project site is located southerly of Winchester Road, between Pourroy Road and Washington Street and north of Auld Road. Amendment No. 6 is proposal to accommodate a proposed lower-density residential subdivision within Planning Area 1 (Very-High Density Residential), Planning Area 2A (Conservation/Drainage), Planning Area 3 (Park), and Planning Area 6 (School) and to modify the terminology for the Land Uses to match the General Plan.

The main area for the specific plan receives runoff from four major offsite watersheds that drain about 1,700 acres, 3,300 acres, 360 acres, and 458 acres, respectively. In addition, the runoff from several smaller offsite watersheds, as well as the storm flow generated onsite, impact the property. Runoff generally flows in a northeast to southwest direction across the site.

The specific plan proposes to collect the 5,453 acres of the three larger offsite watersheds as well as much of the onsite drainage into a greenbelt drainage system that will transport the flows through the development. The proposed greenbelt channels incorporate a concrete low flow channel within the bottom to deal with nuisance nature runoff. The balance of the drainage system will consist of underground storm drains working in conjunction with the water carrying capacity of the street system. The plan also proposes a

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 15 0010-Flood-SP FLOOD HAZARD REPORT (cont.)

series of eight detention basins designed to help mitigate the effects of increased runoff rates resulting from the development of the property. Although the proposed drainage system is truly only conceptual, the applicant's engineer has submitted sufficient documentation to the District to demonstrate the general adequacy of the area set aside for the greenbelt channels and detention basins.

The original EIR document adequately addresses the District's concerns regarding California Department of Fish and Game Section 1601/1603 permits and Clean Water Act Section 404 permits.

Following are the District's recommendations in order to protect the public health and safety:

1. This project shall include detention facilities designed so that downstream peak flows will not increase due to this development. While a report to this effect has been submitted by the applicant's engineer and generally found to be acceptable by this District, it is not of sufficient detail to allow final design of the needed facilities. Therefore, each development proposal within Specific Plan 286 will be required to complete a detailed, refined analysis of the increased runoff mitigation need for that proposal in accordance with the District's INTERIM CRITERIA FOR SIZING INCREASED RUNOFF DETENTION FACILITIES. If the Riverside County Board of Supervisors approves an increased runoff policy (which supersedes the above) prior to the submittal, then the latter shall apply.

The report referenced above has been deemed adequate to demonstrate the general size and location of the needed detention basins. However, the District's approval of the report is in no way intended to "lock-in" the design of the basins. During final design of the facilities, it may be determined that the goals attained by the original report may indeed be accomplished by other configurations or alignments. It is important not to lose sight of the intent of this condition and recognize the fact that conditions and other factors existing at the time of final design will dictate the final layout of the basins.

2. The flood control facilities will require maintenance by a public agency, preferably a park district for the greenbelt park drainage and detention basin system, or a

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 15 0010-Flood-SP FLOOD HAZARD REPORT (cont.)

guarantee of such maintenance by a public agency in the event responsible private parties fail to meet their maintenance obligations. The proposed greenbelt facilities have little regional benefit and are required mainly for the applicant's convenience. Maintenance expenses for the greenbelt park drainage system in particular will be high. Unless a park district maintains them, the District must ensure that the public is not unduly burdened for future costs. If this is the case, the District will require that concurrent with the submittal of any development application or prior to the issuance of any grading permit within Specific Plan No. 286, whichever occurs first, the developer shall enter into an agreement with the Riverside County Flood Control and Water Conservation District which guarantees the perpetual maintenance of the drainage facilities proposed by the specific plan. Said agreement shall be acceptable to both the District and County Counsel and shall include, but not necessarily be limited to, the following:

- a) A precise description of the facilities to be maintained and the acceptable level of that maintenance.
- b) The right of the District to review and approve the design and any future modifications to the drainage facilities covered by the agreement.
- c) A clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of the District.
- d) An establishment of time frames and procedures for noticing and compliance.
- e) A provision whereby the primary maintenance responsibility for the drainage facilities will fall to Developer/Home-owners Association (DHOA). The District will assume maintenance responsibility only if DHOA fails to do so. If the District is forced to assume the maintenance responsibility a method for reimbursement from the DHOA must be established. Failure of DHOA to make such reimbursement will result in the District having the ability to place liens against the property(s) of developer or individuals of the DHOA.
- f) A requirement for the developer to establish an

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 15 0010-Flood-SP FLOOD HAZARD REPORT (cont.)

automatically renewable Letter of Credit (LOC) (or other acceptable alternate) in favor of the District, which can be drawn upon by the District in the event the DHOA fails to meet its obligation or in the event the DHOA income is insufficient to meet the required maintenance costs. This LOC must have a life span from 50 to 99 years.

- g) A guarantee that each year the DHOA will submit to the District a maintenance status report for all facilities covered under this agreement. This report must be certified by a Civil Engineer, licensed in the State of California and previously approved by the District. If the DHOA fails to submit said report, the District shall commission the report and invoice the DHOA.
- h) A stipulation that the DHOA would be responsible for obtaining and maintaining in perpetuity, all licenses, permits and other rights required for the proper maintenance of the drainage facilities.
- i) The right of the District to approve any contractor hired by the DHOA to perform maintenance on the drainage facilities.
- j) A clause providing that if the District is forced to the maintenance responsibility for the drainage, ownership of the facilities will fall to the District.
- k) The DHOA must agree to indemnify, hold harmless and defend the District and the County of Riverside against any claims or liability resulting from the construction, operation, maintenance and all other use of the drainage.
- l) An understanding that should the District be forced to provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of many park features.
- m) Access rights for the District for inspection purposes.
- n) A provision that gives the District the right to review and approve the C.C.&R.'s.
- o) The right for the District to review and approve the methodology used by developer to determine the monthly fee

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 15 0010-Flood-SP FLOOD HAZARD REPORT (cont.)
to individual homeowners and the minimum balance available
for operation and maintenance and for emergencies.

3. Design of the onsite storm drain system should provide
for adequate inlets and outlets onsite.

4. This project disturbs more than five acres and will
require a National Pollutant Discharge Elimination System
(NPDES) 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 been granted a
permit or is shown to be exempt. This should be stated in
the specific plan in the Water Quality Subsection.

>>> Amendment No. 4 was a proposal to reconfigure and
redefine some planning areas boundaries. The original
conditions for the specific plan still apply. It should be
noted that District Policy discourages the use of
Developer/Homeowners Associations for maintenance of
drainage facilities and that the District will require that
a public entity be found to maintain any greenbelt channel
proposed. This proposal was processed concurrently with
Change of Zone (CZ) 6718 back in 2003.

>>> Amendment No. 5 was a proposal to only change the
density of the planning areas PA7 and PA2A. This proposal
was processed concurrently with Tract Map (TR) 32151, Plot
Plan (PP) 19442, and Change of Zone (CZ) 7086 for
condominium use back in 2007. There are no additional
flood control concerns, therefore the conditions of
approval for SP 286 Amendment No. 4 still apply.

Comments: INEFFECT PAGUTIER 20151006
TR36687

Flood. 16 0010-Flood-XXM BMP MAINTENANCE & INSPECT

The CC&R's for the development's Home/Property Owners
Association (HOA/POA) shall contain provisions for all
privately owned structural best management practices
(BMPs) to be inspected, and if required, cleaned no later
than October 15 each year. The CC&R's shall identify the
entity that will inspect and maintain all structural BMPs
within the project boundaries. A copy of the CC&R's shall
be submitted to the District for review and approval prior
to the recordation of the map.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 16 0010-Flood-XXM BMP MAINTENANCE & INSPECT (cont.)

Comments: INEFFECT JAIESPIN 20160304
RECOMMND MMARTIN 20150609
DRAFT MMARTIN 20150402
TR36687

General

General. 1 0100-Regional Parks and Open Space-MAP - TRAIL
CONSTRUCTION

Prior to the issuance of the 42 building permit, the applicant shall begin construction of the trail as shown on the exhibit/trail plan approved by the District. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND HPKANG 20140522
TR36687

General. 2 0100-Regional Parks and Open Space-MAP - TRAIL
CONSTRUCTION COMPL

Prior to the issuance of the 42 building permit, the applicant shall complete construction of the trail(s) as shown on the exhibit/trail plan approved by the District and have scheduled an inspection with the District for its approval of the completed work.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND HPKANG 20140522
TR36687

General. 3 0100-Regional Parks and Open Space-MAP - TRAIL
MAINTENANCE MECHAN

Prior to the issuance of the 42 building permit, the applicant shall provide written documentation to Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND HPKANG 20140522
TR36687

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-MAP - ACOUSTICAL STUDY REQD

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Comments: INEFFECT JAIESPIN 20160304
RECOMMND PAGUTIER 20151006
TR36687

Planning. 2 0010-Planning-MAP - ADDENDUM EIR

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

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND PAGUTIER 20151006
TR36687

Planning. 3 0010-Planning-MAP - AMENDMENT REQUIRED

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 0010-Planning-MAP - AMENDMENT REQUIRED (cont.)

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

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

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

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND PAGUTIER 20151006
TR36687

Planning. 4 0010-Planning-MAP - ARCHAEO STUDY REQD

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-MAP - ARCHAEO STUDY REQD (cont.)

Comments: INEFFECT JAIESPIN 20160304
RECOMMND PAGUTIER 20151006
TR36687

Planning. 5 0010-Planning-MAP - BIOLOGICAL STUDY REQD

"PRIOR TO PROJECT APPROVAL, a biological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Comments: INEFFECT JAIESPIN 20160304
RECOMMND PAGUTIER 20151006
TR36687

Planning. 6 0010-Planning-MAP - COMPLETE CASE APPROVALS

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

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND PAGUTIER 20151006
TR36687

Planning. 7 0010-Planning-MAP - DURATION OF SP VALIDITY

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-MAP - DURATION OF SP VALIDITY (cont.)
 specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

Comments: INEFFECT JAIESPIN 20160304
 RECOMMND PAGUTIER 20151006
 TR36687

Planning. 8 0010-Planning-MAP - EA REQUIRED

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

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

Comments: INEFFECT JAIESPIN 20160304
 RECOMMND PAGUTIER 20151006
 TR36687

Planning. 9 0010-Planning-MAP - FEES FOR REVIEW

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 0010-Planning-MAP - FEES FOR REVIEW (cont.)

Comments: INEFFECT JAIESPIN 20160304
RECOMMND DABRAHA1 20150911
DRAFT DABRAHA1 20141120
TR36687

Planning. 10 0010-Planning-MAP - GEO02396

County Geologic Report (GEO) No. 2396, submitted for this project (TR36687) was prepared by LOR Geotechnical Group, Inc. and is entitled: "Preliminary Geotechnical Investigation APN:476-010-036, 34491 Washington Street French Valley Area, Riverside County California", dated August 29, 2013. In addition, LOR Geotechnical Group, Inc. submitted the following:

"Response to County of Riverside Review Comments, County Geologic Report No. 2396, prepared by Geopacifica Geotechnical Consultants, dated November 14, 2014", dated December 1, 2014.

And:

"Response to County of Riverside Review Comments, County Geologic Report No. 2396 (#2), prepared by Geopacifica Geotechnical Consultants, dated January 6, 2015", dated January 19, 2015.

This document is herein incorporated as a part of GEO02396.

GEO02396 concluded:

- 1.No active or potentially active faults are known to exist at the subject site.
- 2.Fault rupture is not a problem in terms of site geologic concerns.
- 3.The possibility of liquefaction at the site is considered to be very low to nil.
- 4.The potential for the site to be affected by a seiche or tsunami is considered nil due to absence of any large bodies of water near the site.
- 5.The potential for landslides to occur at or adjacent to the site is considered to be very low to nil.
- 6.The potential for seismically-induced settlement is considered low.
- 7.Diamond Valley Lake is a large water storage facility located approximately 2.8 miles to the northeast of the site, it is conceivable that the west dam for this lake could possibly rupture during an earthquake and affect the site by flooding.
- 8.The rock fall potential is considered to be nil.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10

0010-Planning-MAP - GEO02396 (cont.)

GEO02396 recommended:

1.All undocumented fill material and any loose alluvial materials should be removed from structural areas and areas to receive engineered compacted fill.

2.Careful evaluation of on-site soils and any import fill for their expansion potential should be conducted during the grading operation.

GEO No. 2396 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.

GEO No. 2396 is hereby accepted for planning purposes.

Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND JEMORRIS 20150209
TR36687

Planning. 11

0010-Planning-MAP - IF HUMAN REMAINS FOUND

The developer/permit holder or any successor in interest Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i)A County Official is contacted.

ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.

b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)

Native American.

c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

(1)The MLD identified fails to make a recommendation; or

(2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

Comments: INEFFECT JAIESPIN 20160304

RECOMMND HTHOMSON 20150311

TR36687

Planning. 12 0010-Planning-MAP - LOW PALEO

"According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 0010-Planning-MAP - LOW PALEO (cont.)
 paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

Comments: INEFFECT JAIESPIN 20160304
 RECOMMND PAGUTIER 20151006
 TR36687

ADVISORY NOTIFICATION DOCUMENT

Planning

- Planning. 12 0010-Planning-MAP - LOW PALEO (cont.)
- Planning. 12 0010-Planning-MAP - LOW PALEO

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 0010-Planning-MAP - LOW PALEO (cont.)
 museum* repository fossil specimen numbers and
 corresponding fossil site numbers, as appropriate; places
 in specimen trays and, if necessary, vials with completed
 specimen data cards) and catalogued, an associated specimen
 data and corresponding geologic and geographic site data
 will be archived (specimen and site numbers and
 corresponding data entered into appropriate museum
 repository catalogs and computerized data bases) at the
 museum repository by a laboratory technician. The remains
 will then be accessioned into the museum repository fossil
 collection, where they will be permanently stored,
 maintained, and, along with associated specimen and site
 data, made available for future study by qualified
 scientific investigators. * Per the County of Riverside
 "SABER Policy", paleontological fossils found in the County
 of Riverside should, by preference, be directed to the
 Western Science Center in the City of Hemet.

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

Comments: INEFFECT JAIESPIN 20160304
 RECOMMND DLJONES 20140605
 TR36687

Planning. 13 0010-Planning-MAP - M/M PROGRAM (GENERAL)

"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."

Comments: INEFFECT JAIESPIN 20160304
 RECOMMND PAGUTIER 20151006
 TR36687

Planning. 14 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. 14 0010-Planning-MAP - MAP ACT COMPLIANCE (cont.)

Comments: INEFFECT JAIESPIN 20160304
RECOMMND DABRAHA1 20150911
DRAFT DABRAHA1 20141120
TR36687

Planning. 15 0010-Planning-MAP - NON-IMPLEMENTING MAPS

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

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND PAGUTIER 20151006
TR36687

Planning. 16 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.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND DABRAHA1 20150911
DRAFT DABRAHA1 20141120
TR36687

Planning. 17 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17 0010-Planning-MAP - ORD 810 OPN SPACE FEE (cont.)
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.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND DABRAHA1 20150911
DRAFT DABRAHA1 20141120
TR36687

Planning. 18 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 cummulative environmental effects generated by new
development projects described and defined in this
Ordinance, and it establishes the authorized uses of the
fees collected.

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND DABRAHA1 20150911
DRAFT DABRAHA1 20141120
TR36687

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19 0010-Planning-MAP - PDA04876R1 (cont.)

Planning. 19 0010-Planning-MAP - PDA04876R1

County Archaeological Report (PDA) No 4876R1, submitted for this project (TR36687) was prepared by Bai "Tom" Tang, of CRM Tech and is entitled: "Mitigative Historical Resource Recordation Jean Nicholas/Karl Frick Ranch 34491 Washington Street French valley Area, Riverside County, California," dated March 06, 2015.

In 2013 the Jean Nicholas/Karl Frick Ranch was determined to be eligible for listing in the California Register of Historical Resources, with a local level of significance, and thus found to meet the statutory definition of a "historical resource" under provisions of the California Environmental Quality Act (Tang et al. 2013:19). The fire in March 2014, however, has caused extensive damages to the farmhouse, which is the central feature of Site 33-007799 and the primary embodiment of the property's association with its past owners/occupants as well as the historic theme identified above.

(PDA) No 4876R1 concludes that the historic integrity of Site 33-007799 in relation to the notable persons and events in its past has been significantly compromised. The Jean Nicholas/Karl Frick Ranch no longer retains sufficient historic integrity to be considered eligible for the California Register of Historical Resources through its association with a pattern of events that was important in local history.

The present recordation program has adequately salvaged and preserved the important architectural, archaeological, and historical data about the ranch complex. Therefore, the proposed redevelopment of the property as Tentative Tract Map No. 29962 will not have an unmitigated effect on the significance and integrity of this "historical resource."

(PDA) No 4876R1 recommends that the detailed recordation will serve as mitigation for potential effects that TR29962 may have on this resource.

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND HTHOMSON 20150318
TR36687

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20 0010-Planning-MAP - PROJECT LOCATION EXHIBIT
(cont.)

Planning. 20 0010-Planning-MAP - PROJECT LOCATION EXHIBIT

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

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND PAGUTIER 20151006
TR36687

Planning. 21 0010-Planning-MAP - REQUIRED MINOR PLANS

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 21 0010-Planning-MAP - REQUIRED MINOR PLANS (cont.)

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND DABRAHA1 20150911
DRAFT DABRAHA1 20141120
TR36687

Planning. 22 0010-Planning-MAP - SUBMIT BUILDING PLANS

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND DABRAHA1 20150911
DRAFT DABRAHA1 20141120
TR36687

Planning. 23 0010-Planning-MAP - SUBMIT FINAL DOCUMENTS

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

- Building and Safety Department 1 copy
- Department of Environmental Health 1 copy
- Fire Department 1 copy
- Flood Control and Water Conservation 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy
- City of Temecula 1 copy
- Executive Office - CSA Administrator 2 copies
- Clerk of the Board of Supervisors 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 23

0010-Planning-MAP - SUBMIT FINAL DOCUMENTS (cont.)

Comments: INEFFECT JAIESPIN 20160304
RECOMMND PAGUTIER 20151006
TR36687

Planning. 24

0010-Planning-MAP - SUBSEQUENT EIR

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

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND PAGUTIER 20151006
TR36687

Planning. 25

0010-Planning-MAP - SUPPLEMENT TO EIR

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 25 **0010-Planning-MAP - SUPPLEMENT TO EIR (cont.)**

**Comments: INEFFECT JAIESPIN 20160304
RECOMMND PAGUTIER 20151006
TR36687**

Planning. 26 **0010-Planning-MAP - TRAIL MAINTENANCE**

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

**Comments: INEFFECT JAIESPIN 20160304
RECOMMND DABRAHA1 20150911
DRAFT DABRAHA1 20141120
TR36687**

Planning. 27 **0010-Planning-MAP - UNANTICIPATED RESOURCES**

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

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

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

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 27 0010-Planning-MAP - UNANTICIPATED RESOURCES
 (cont.)

area of the discovery until an agreement has been reached
by all parties as to the appropriate preservation or
mitigation measures.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND HTHOMSON 20150311
TR36687

Planning. 28 0010-Planning-SP - MAINTAIN AREAS & PHASES

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

Comments: INEFFECT PAGUTIER 20151006
TR36687

Planning. 29 0010-Planning-SP - NO P.A. DENSITY TRANSPER

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

Comments: INEFFECT PAGUTIER 20151006
TR36687

Planning. 30 0020-Planning-MAP - EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three
years after the County of Riverside Board of Supervisors'
original approval date, unless extended as provided by
County Ordinance No. 460. Action on a minor change and/or
revised map request shall not extend the time limits of the
originally approved TENTATIVE MAP. If the TENTATIVE MAP
expires before the recordation of the FINAL MAP, or any
phase thereof, no recordation of the FINAL MAP, or any
phase thereof, shall be permitted.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND DABRAHA1 20150911
DRAFT DABRAHA1 20141120
TR36687

Planning. 31 0020-Planning-SP - 90 DAYS TO PROTEST

The applicant has ninety (90) days from the date of the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 31 0020-Planning-SP - 90 DAYS TO PROTEST (cont.)
approval of these conditions to protest, in accordance with
the procedures set forth in Government Code Section 66020,
the imposition of any and all fees, dedications,
reservations, and/or exactions imposed on this project as a
result of the approval or conditional approval of this
project.

Comments: INEFFECT PAGUTIER 20151006
TR36687

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.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND DABRAHA1 20150911
DRAFT DABRAHA1 20141120
TR36687

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. 36687 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36687, Amended No.
1, dated May 7, 2015.

APPROVED EXHIBIT L = Tentative Tract Map No. 36687, Amended
No. 1, Exhibit L (Sheets 1-11), Conceptula Landscape Plan,
dated May 7, 2015.

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND DABRAHA1 20150911
DRAFT DABRAHA1 20141120
TR36687

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 0010-Planning-All-MAP - HOLD HARMLESS (cont.)

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

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

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

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

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND DABRAHA1 20150911
DRAFT DABRAHA1 20141120
TR36687

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

The land division hereby permitted is a Schedule A subdivision of 20.27 acres into 71 residential lots with a minimum lot size of 5,000 sq. ft. and 14 open space lots. The Tentative Tract Map covers Planning Areas 7 and a

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 4 0010-Planning-All-MAP - PROJECT DESCRIPTION (cont.)
portion of 2A. The project includes off-site improvements
that include grading and drainage easement.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND DABRAHA1 20150911
DRAFT DABRAHA1 20141120
TR36687

Planning-All. 5 0010-Planning-All-SP - Definitions

The words identified in the following list that appear in
all capitals in the attached conditions of Specific Plan
No. 286A6 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 286, Amendment No. 6.

CHANGE OF ZONE = Change of Zone No. 7823.

EIR = Environmental Impact Report No. 374.

Comments: INEFFECT PAGUTIER 20151006
TR36687

Planning-All. 6 0010-Planning-All-SP - HOLD HARMLESS

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

(a) any claim, action, or proceeding against the COUNTY to
attack, set aside, void, or annul an approval of the
COUNTY, its advisory agencies, appeal boards, or
legislative body concerning the SPECIFIC PLAN; and,

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 6 0010-Planning-All-SP - HOLD HARMLESS (cont.)
COUNTY.

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

Comments: INEFFECT PAGUTIER 20151006
TR36687

Planning-All. 7 0010-Planning-All-SP - Limits of SP DOCUMENT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

Comments: INEFFECT PAGUTIER 20151006
TR36687

Planning-All. 8 0010-Planning-All-SP - Ordinance Requirements

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

Comments: INEFFECT PAGUTIER 20151006
TR36687

Planning-All. 9 0010-Planning-All-SP - SP Document

Specific Plan No. 286A6 shall include the following:

- a. Specific Plan Document, which shall include:
 - 1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 9 0010-Planning-All-SP - SP Document (cont.)
Program

2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 374 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

Comments: INEFFECT PAGUTIER 20151006
TR36687

Planning-All. 10 0010-Planning-All-SPA - Amendment Description

This Specific Plan Amendment proposes to renumber Planning Areas 1, 3, 5A, 6, and 7 to Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B and to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach.

As a result of these changes, previously approved Planning Area 1 would be divided into three new planning areas, as follows:

1. Proposed Planning Area 1 would encompass 5.4 acres north of realigned Keller Road and would allow up to 23 "Medium Density Residential" dwelling units, resulting in a target density of 4.3 du/ac.
2. Proposed Planning Area 3 would encompass 12.0 acres south

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 10 0010-Planning-All-SPA - Amendment Description (cont.)
of realigned Keller Road and would allow up to 62
3. Medium-High Density" residential dwelling units,
resulting in a target density of 5.2 du/ac.

Proposed Planning Area 52A is proposed for "Open
Space/Drainage" land uses and would consist of 0.9 acre
located adjacent to the proposed Conservation/Drainage area
within Planning Area 2.

Planning Area 2A would be slightly realigned as part of the
project, resulting in an increase in acreage from 10.0
acres to 15.6 acres. Planning Area 2A would continue to be
designated for "Open Space - Conservation/Drainage" land
uses.

Planning Areas 3, 5A, 6, and 7 would be reconfigured into
the following arrangement of Planning Areas:

1. Proposed Planning Area 5A is located adjacent to and west
of Washington Street, and contains 113 single-family homes
that were previously developed in accordance with the
2. Medium-Low Density Residential" land use designation
applied to the site by the existing approved SP 286. As
part of SP 286A6, Planning Area 5A would be expanded in
size to 38.8 acres by encompassing a portion of the
previously proposed school site within Planning Area 6,
which is proposed to be eliminated as part of SP 286A6. It
should be noted that the portion of Planning Area 6 that
would become part of Planning Area 5A already has been
developed with residential uses. A total of 118 dwelling
units remain allocated to Planning Area 5A (of which 113
are already constructed), resulting in a target density of
3.0 du/ac.

3. Proposed Planning Area 6 would encompass 11.0 acres north
of and adjacent to proposed Planning Area 5A. SP 286A6
would allow for development with up to 61 "Medium-High
Density Residential" dwelling units, resulting in a target
density of 5.5 du/ac. School uses would be eliminated
within Planning Area 6 as part of SP 286A6.

4. Proposed Planning Area 7, located west of proposed
Planning Area 5A and south of proposed Planning Area 6,
would be reduced in size by 1.9 acres to approximately 21.1
acres. SP 286A6 would continue to allow for development
with up to 85 "Medium Density Residential" dwelling units
at a target density of 4.0 du/ac.

5. Proposed Planning Area 52B would comprise 0.7 acre along

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 10 0010-Planning-All-SPA - Amendment Description (cont.)
 the western boundary of proposed Planning Area 6 that would
 be designated for "Open Space/Drainage."

As a result of the above-described changes, the total
 number of dwelling units allocated to SP 286 would decrease
 from 4,870 to 4,720 dwelling units (or a net reduction of
 150 dwelling units).

In addition, as part of SP 286A6, the land use designations
 for all planning areas within the Specific Plan would be
 updated to provide consistency with the Riverside County
 General Plan Land Use Element nomenclature. No changes in
 permitted land uses would result from the proposed change
 in nomenclature, except as otherwise noted above.

Comments: INEFFECT PAGUTIER 20151006
 TR36687

Planning-All. 11 0010-Planning-All-SPA - Replace all previous

This Specific Plan Amendment is intended to replace the
 original SPECIFIC PLAN, and all amendments and substantial
 conformances to the SPECIFIC PLAN. All future developments
 within the SPECIFIC PLAN, whether or not they have a direct
 correlation to this Amendment, will inherit these
 conditions. The original SPECIFIC PLAN and all previous
 amendments and substantial conformances to the SPECIFIC
 PLAN will be electronically "locked" so that all future
 land development applications comply with the following
 conditions:

Comments: INEFFECT PAGUTIER 20151006
 TR36687

Regional Parks and Open Space

Regional Parks and Open 0010-Regional Parks and Open Space-MAP - REGIONAL
 Space. 1 TRAIL CONNECTIO

The applicant shall provide and identify on their maps the
 Regional Trail on Abelia Street and along the adjacent
 Flood Channel access road. The map shall also identify the
 "3-foot existing easement to be vacated" on the project
 site to be used for trail purposes subject to approval of
 the Regional Conservation Authority. The final map shall
 show a cross-section identifying a multipurpose trail as
 part of the existing flood access road.

ADVISORY NOTIFICATION DOCUMENT

Regional Parks and Open Space

Regional Parks and Open Space. 1 0010-Regional Parks and Open Space-MAP - REGIONAL TRAIL CONNECTIO (cont.)

Comments: INEFFECT JAIESPIN 20160304
RECOMMND PRULL 20150605
DRAFT PRULL 20150605
DRAFT PRULL 20150604
RECOMMND PRULL 20150604
RECOMMND HPKANG 20140522
TR36687

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND REGRAML4 20150521
DRAFT KTSANG 20150520
TR36687

Transportation. 2 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.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND REGRAML4 20150521
DRAFT KTSANG 20150520
TR36687

Transportation. 3 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2 (cont.)
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.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND REGRAM4 20150521
DRAFT KTSANG 20150520
TR36687

Transportation. 4 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

ADVISORY NOTIFICATION DOCUMENT

Transportation

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

Comments: INEFFECT JAIESPIN 20160304
RECOMMND MARHUGHE 20150716
DRAFT MARHUGHE 20150716
TR36687

Transportation. 5 0010-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.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND REGRAM4 20150521
DRAFT KTSANG 20150520
TR36687

Transportation. 6 0010-Transportation-MAP - R-O-W EXCEEDS/VACATION

If the existing rights-of-way along McColerly Road and Brumfield Street exceeds that which is required for this project, the developer may submit a request for the vacation/abandonment of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND REGRAM4 20150521
DRAFT KTSANG 20150520
TR36687

Transportation. 7 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 7 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)
(cont.)

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.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND REGRAM4 20150521
DRAFT KTSANG 20150520
TR36687

Transportation. 8 0010-Transportation-MAP - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

Comments: INEFFECT JAIESPIN 20160304
RECOMMND REGRAM4 20150521
DRAFT KTSANG 20150520
TR36687

Transportation. 9 0010-Transportation-SP - SP286A6/IMPROVEMENTS

All road improvements within the project boundaries shall be constructed to ultimate County standards in accordance with Ordinance No. 460 and No. 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval of the Director of Transportation. The use of textured pavement accents within public roadways as an entry feature shall not be permitted.

Comments: INEFFECT PAGUTIER 20151006
TR36687

Transportation. 10 0010-Transportation-SP - SP286A6/LANDSCAPE

Any landscaping within public road rights-of-way will require approval by the Director of Transportation and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar instrument as approved by the Director of Transportation.

Comments: INEFFECT PAGUTIER 20151006
TR36687

Transportation. 11 0010-Transportation-SP - SP286A6/TS REQUIRED

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 11 0010-Transportation-SP - SP286A6/TS REQUIRED (cont.)

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 286A6 in accordance with Traffic Study Guidelines.

Comments: INEFFECT PAGUTIER 20151006
TR36687

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-OWTS/WELLS REMOVAL/ABANDONMENT Not Satisfied

All existing Onsite Wastewater Treatment System (OWTS) and water wells shall be properly removed or abandoned under permit with the Department of Environmental Health.

Note: Existing OWTS and wells on Lot 32 and 33.

No Grading shall be allowed until existing OWTS/Wells are removed/abandoned under permit with DEH.

050 - E Health. 2 EOT1 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Fire

050 - Fire. 1 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

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

050 - Fire. 2 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not 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.

Flood

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

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Flood

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

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

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

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

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

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

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

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

Notice is further given that, pursuant to Section 10.25 of

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Flood

- 050 - Flood. 2 0050-Flood-MAP ADP FEES (cont.) Not Satisfied
Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.
- 050 - Flood. 3 0050-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied
Offsite drainage facilities shall be located within the public road right-of-way or dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.
- 050 - Flood. 4 0050-Flood-MAP ONSITE EASE ON FINAL MAP Not Satisfied
Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. This includes all maintenance roads and access ramps as well. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".
- 050 - Flood. 5 0050-Flood-MAP ORD 458 SPECIAL FLOODPLAIN Not Satisfied
A portion of Tract Map (TR) 36687 is in a Special Flood Hazard Area for Warm Springs Creek as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:
a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.
b. An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area
c. A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.
d. A certification from a licensed professional engineer

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Flood

050 - Flood. 5 0050-Flood-MAP ORD 458 SPECIAL FLOODPLAIN (cont.) Not Satisfied

that the flood study supports that the development of Tract Map (TR) 36687 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the project shall be redesigned to eliminate the adverse impact.

e. An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

050 - Flood. 6 0050-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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

050 - Flood. 7 0050-Flood-MAP SUBMIT PLANS Not Satisfied

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

050 - Flood. 8 0050-Flood-MAP WRITTEN PERM FOR GRADING Not Satisfied

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

050 - Flood. 9 0050-Flood-MAP ZONE 7 PRESENT WORTH MAINT Not Satisfied

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

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Flood

050 - Flood. 10 0050-Flood-XXM BMP MAINTENANCE & INSPECT Not Satisfied

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

Planning

050 - Planning. 1 0050-Planning-MAP - ANNEX TO PARK DISTRICT Not Satisfied

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley Wide Recreation and Parks District and County Service Area No. 103.

050 - Planning. 2 0050-Planning-MAP - CC&R RES CSA COM. AREA Not Satisfied

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

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

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

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Planning

050 - Planning. 2 0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.) Not Satisfied

boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

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

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

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

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Planning

050 - Planning. 2 0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.) Not Satisfied

maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

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

050 - Planning. 3 0050-Planning-MAP - CC&R RES POA COM. AREA Not Satisfied

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

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

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Planning

050 - Planning. 3 0050-Planning-MAP - CC&R RES POA COM. AREA (cont.) Not Satisfied
submitted documents; and

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

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

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

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

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

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

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Planning

050 - Planning. 3 0050-Planning-MAP - CC&R RES POA COM. AREA (cont.) Not Satisfied

shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

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

050 - Planning. 4 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

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

050 - Planning. 5 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Planning

- 050 - Planning. 5 0050-Planning-MAP - ECS SHALL BE PREPARED (cont.) Not Satisfied
County Ordinance No. 460, which shall be submitted as part
of the plan check review of the FINAL MAP.
- 050 - Planning. 6 0050-Planning-MAP - FEE BALANCE Not Satisfied
Prior to recordation, the Planning Department shall
determine if the deposit based fees for the TENTATIVE
MAP are in a negative balance. If so, any unpaid fees
shall be paid by the land divider and/or the land
divider's successor-in-interest.
- 050 - Planning. 7 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied
The FINAL MAP shall be prepared by a licensed land surveyor
or registered civil engineer.
- 050 - Planning. 8 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied
After the approval of the TENTATIVE MAP and prior to the
expiration of said map, the land divider shall cause the
real property included within the TENTATIVE MAP, or any
part thereof, to be surveyed and a FINAL MAP thereof
prepared in accordance with the current County
Transportation Department - Survey Division requirements,
the conditionally approved TENTATIVE MAP, and in accordance
with Article IX of County Ordinance No. 460.
- 050 - Planning. 9 0050-Planning-MAP - QUIMBY FEES (1) Not Satisfied
The land divider shall submit to the County Planning
Department - Development Review Division a duly and
completely executed agreement with the Valley-Wide
Recreation and Parks District and County Service Area No.
103 which demonstrates to the satisfaction of the County
that the land divider has provided for the payment of parks
and recreation fees and/or dedication of land for the
TENTATIVE MAP in accordance with Section 10.35 of County
Ordinance No. 460.
- 050 - Planning. 10 0050-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied
No FINAL MAP shall record until Specific Plan No. 286S3,
and Change of Zone No. 7829 have been approved and adopted
by the Board of Supervisors and have been made effective.
This land division shall conform with the development
standards of the designations and/or zones ultimately
applied to the property.
- 050 - Planning. 11 0050-Planning-MAP - SURVEYOR CHECK LIST Not Satisfied

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Planning

050 - Planning. 11 0050-Planning-MAP - SURVEYOR CHECK LIST (cont.) Not Satisfied

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 5,000 square feet net.

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

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

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

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

050 - Planning. 12 0050-Planning-MAP- AG/DAIRY NOTIFICATION Not Satisfied

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

050 - Planning. 13 0050-Planning-MAP- CC&R RES PRI COMMON AREA Not Satisfied

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

1. A cover letter identifying the project for which approval is sought;

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Planning

050 - Planning. 13

0050-Planning-MAP- CC&R RES PRI COMMON AREA (cont) Not Satisfied

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

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

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

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

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

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Planning

050 - Planning. 13 0050-Planning-MAP- CC&R RES PRI COMMON AREA (cont Not Satisfied

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

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

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

050 - Planning. 14 0050-Planning-MAP- CC&R RES PUB COMMON AREA Not Satisfied

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

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

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

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Planning

050 - Planning. 14 0050-Planning-MAP- CC&R RES PUB COMMON AREA (con Not Satisfied

60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

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

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

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

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

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Planning

050 - Planning. 14 0050-Planning-MAP- CC&R RES PUB COMMON AREA (con Not Satisfied

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

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

050 - Planning. 15 0050-Planning-MAP- COMMON AREA MAINTENANCE Not Satisfied

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

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

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

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

050 - Planning. 16 0050-Planning-MAP- PA PROCEDURES Not Satisfied

"The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Planning

050 - Planning. 16 0050-Planning-MAP- PA PROCEDURES (cont.) Not Satisfied

defined these planning areas. 2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

050 - Planning. 17 0050-Planning-MAP- PARK AGENCY REQUIRED Not Satisfied

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

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

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MAP - CONSERVATION EASEMENT Not Satisfied

The applicant must record a conservation easement or deed restriction which covers all onsite mitigation areas discussed in document Washington Street Project Tract 36687 Multiple Species Habitat Conservation Plan Consistency Report, written by HELIX Environmental Planning Inc., dated November 30, 2017. The easement or deed restriction shall be recorded in favor of the Western Riverside County Regional Conservation Authority (RCA) or other conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD). The easement or deed restriction language must be approved by both EPD and the approved Conservation Entity.

050 - Planning-EPD. 2 0050-Planning-EPD-MAP - ECS CONDITION Not Satisfied

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

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 2 0050-Planning-EPD-MAP - ECS CONDITION (cont.) Not Satisfied
of the plan check review of the FINAL MAP.

050 - Planning-EPD. 3 0050-Planning-EPD-MAP - ECS REQUIREMENTS Not Satisfied

The constrained areas will conform to the drainage channel.

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

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

"No disturbances may occur within the boundaries of the Delineated Constraint Area (Riparian/Riverine Mitigation)."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Delineated Constraint Area (Riparian/Riverine Mitigation)."

"Night lighting shall be directed away from the Delineated Constraint Area (Riparian/Riverine Mitigation). Shielding shall be incorporated into project designs to ensure ambient lighting in the constraint areas is not increased."

"The perimeter of the Delineated Constraint Area (Riparian/Riverine Mitigation) shall be permanently fenced. Fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, or illegal trespass or dumping in the Delineated Constraint Area (Riparian/Riverine Mitigation). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height."

050 - Planning-EPD. 4 0050-Planning-EPD-MAP - RCS DEDICATION Not Satisfied

LOT's 80 and 81 as mapped on TR36687 in document Washington Street Project Tract 36687 Multiple Species Habitat Conservation Plan Consistency Report, written by HELIX Environmental Planning Inc., dated November 30, 2017 shall be offered for dedication to the Western Riverside County Regional Conservation Authority and accepted by that entity prior map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

Regional Parks and Open Space

050 - Regional Parks and Open Space 0050-Regional Parks and Open Space-MAP - OFFER OF DE Not Satisfied

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Regional Parks and Open Space

050 - Regional Parks and Open Space-MAP - OFFER OF DE Not Satisfied
trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

050 - Regional Parks and Open Space-MAP - TRAIL MAINTENANCE Not Satisfied

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

050 - Regional Parks and Open Space-MAP - TRAILS PLAN Not Satisfied

Prior to issuance of recordation, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

Transportation

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

Lot access shall be restricted on Koon Street and noted on the final map.

050 - Transportation. 2 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

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

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Transportation

050 - Transportation. 2 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cc) Not Satisfied

- (1) Landscaping.
- (2) Street lights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

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

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

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

050 - Transportation. 3 0050-Transportation-MAP - BRIDGE TYPE SELECTION Not Satisfied

Koon Street may a Bridge Type Selection Process to be conducted. If the crossings meet the definition of a bridge as defined in Chapter 11 of the Caltrans Local Assistance Procedures Manual, the crossings will be treated as a bridge and will be required to undergo the Bridge Type Selection Process.

050 - Transportation. 4 0050-Transportation-MAP - CONSTRUCT RAMP Not Satisfied

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

050 - Transportation. 5 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Transportation

050 - Transportation. 5 0050-Transportation-MAP - CORNER CUT-BACK I (cont.) Not Satisfied
per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 6 0050-Transportation-MAP - DEDICATION SL1 Not Satisfied

Agave Drive along the project boundary shall be improved with 22' of AC pavement and 6" concrete curb and gutter within a 37' half-width dedicated right-of-way in accordance with Ord. 461, County Standard No. 103 Section A. (22'/37'). The project proponent may pay cash-in-lieu of the improvements described above.

Interior Streets and Raeburn Drive shall be improved with 36 foot full-width AC pavement and 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section A. (36'/56')

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

or as approved by the Director of Transportation.

050 - Transportation. 7 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.

050 - Transportation. 8 0050-Transportation-MAP - IMP PLANS Not Satisfied

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

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

050 - Transportation. 9 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

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

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Transportation

050 - Transportation. 9 0050-Transportation-MAP - INTERSECTION/50' TANGENT (Not Satisfied
Planning and Development Review Division Engineer.

050 - Transportation. 10 0050-Transportation-MAP - LANDSCAPING Not Satisfied

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

Landscaping shall be improved within McColery Road, Koon Street, and Agave Drive (cash-in-lieu).

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

050 - Transportation. 11 0050-Transportation-MAP - LC LNDS CP COMMON AREA M. Not Satisfied

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

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

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

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

3)The common maintenance areas shall include all those

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Transportation

050 - Transportation. 11 0050-Transportation-MAP - LC LNDSCP COMMON AREA M. Not Satisfied
identified on the approved landscape maintenance exhibit.

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

050 - Transportation. 12 0050-Transportation-MAP - LIGHTING PLAN Not Satisfied

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

050 - Transportation. 13 0050-Transportation-MAP - PART-WIDTH SL1 Not Satisfied

Koon Street along project boundary shall be improved with 32' part-width AC pavement (20' on the project side and 12' on the opposite side of the centerline); 6" concrete curb and gutter (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C", Ordinance 461. NOTE: A 5' sidewalk (project side) shall be constructed adjacent to curb within the 10' parkway.

The project proponent has the option of paying a cash-in-lieu of (CIL) 25% for the section of improvements on Koon Street between the westerly project boundary and "A" Street (approximately 347'). This CIL shall be directed to the project proponent of TR36722 for the full-width construction of Koon Street.

or as approved the Director of Transportation.

050 - Transportation. 14 0050-Transportation-MAP - SIGNING & STRIPING PLAN Not Satisfied

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

or as approved by the Director of Transportation.

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

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Transportation

050 - Transportation. 15 0050-Transportation-MAP - SOILS 2 (cont.) Not Satisfied

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

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

The street design and improvement concept of this project shall be coordinated with TR36722. See Part-Width condition regarding potential cost sharing for the improvements on Koon Street.

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 - UTILITY PLAN Not Satisfied

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

050 - Transportation. 19 0050-Transportation-MAP - VACATION/ABANDONMENT Not Satisfied

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

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Transportation

050 - Transportation. 19 0050-Transportation-MAP - VACATION/ABANDONMENT (co Not Satisfied
all appropriate fees and charges.

050 - Transportation. 20 0050-Transportation-USE - TUMF CREDIT AGREEMENT Not Satisfied

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

050 - Transportation. 21 EOT1 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied

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

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRAINAGE DESIGN Q100 Not Satisfied

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval

Plan: TR36687E01

Parcel: 476010036

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 (cont.) Not Satisfied
regarding this application. If not specifically addressed
in their conditions, drainage shall be designed to
accommodate 100 year storm flows.

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied
Geotechnical soils reports, required in order to obtain a
grading permit, shall be submitted to the Building and
Safety Department's Grading Division for review and
approval prior to issuance of a grading permit. All grading
shall be in conformance with the recommendations of the
geotechnical/soils reports as approved by Riverside
County.* *The geotechnical/soils, compaction and inspection
reports will be reviewed in accordance with the RIVERSIDE
COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL
AND GEOLOGIC REPORTS.

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied
Grading in excess of 199 cubic yards will require a
performance security to be posted with the Building and
Safety Department. Single Family Dwelling units graded one
lot per permit and proposing to grade less than 5,000 cubic
yards are exempt.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied
In instances where a grading plan involves import or
export, prior to obtaining a grading permit, the applicant
shall have obtained approval for the import/export location
from the Building and Safety Department.

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

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

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

060 - BS-Grade. 6 0060-BS-Grade-MAP - LOT TO LOT DRN ESMT Not Satisfied
A recorded easement is required for lot to lot drainage.

Plan: TR36687E01

Parcel: 476010036

60. Prior To Grading Permit Issuance

BS-Grade

- 060 - BS-Grade. 6 0060-BS-Grade-MAP - LOT TO LOT DRN ESMT (cont.) Not Satisfied
The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.
- 060 - BS-Grade. 7 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied
A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.
- 060 - BS-Grade. 8 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied
Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.
- 060 - BS-Grade. 9 0060-BS-Grade-MAP - OFFSITE 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. 10 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied
Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.
- 060 - BS-Grade. 11 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

Plan: TR36687E01

Parcel: 476010036

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 11 0060-BS-Grade-MAP - SWPPP REVIEW (cont.) Not Satisfied

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

060 - BS-Grade. 12 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

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

060 - BS-Grade. 13 EOT1 - REQ BMP SWPPP WQMP 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, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Tract Map 36687 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of