

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 51 0030-Planning-SP - ADDENDUM EIR (cont.)

Comments: MET MSTRAIT3 20150219
INEFFECT RBRADY 20080710

Planning. 52 0030-Planning-SP - AMENDMENT REQUIRED

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

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

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

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

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

Comments: NOTAPPLY MSTRAIT3 20150219
INEFFECT RBRADY 20080710

Planning. 53 0030-Planning-SP - ARCHAEO M/M PROGRAM

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, a qualified archaeologist shall be retained by the land divider for

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Planning. 53 0030-Planning-SP - ARCHAEO M/M PROGRAM (cont.)
 consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist."

Comments: MET MSTRAIT3 20150218
 INEFFECT RBRADY 20080710

Planning. 54 0030-Planning-SP - ARCHAEO STUDY REQD

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

"PRIOR TO 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

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Planning. 54 0030-Planning-SP - ARCHAEO STUDY REQD (cont.)
determination of an Addendum to a previously adopted EIR be
made, at a minimum."

Comments: MET LMOURIQU 20080721
INEFFECT RBRADY 20080710

Planning. 55 0030-Planning-SP - AVIGATION EASEMENTS

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

"Areas within the March Air Reserve Base Influence Area
shall provide Avigation Easements to March Air Reserve
Base."

This condition shall be considered not applicable if the
project does not fall within the boundaries of the
influence area.

Comments: NOTAPPLY MSTRAIT3 20150218
INEFFECT RBRADY 20080710

Planning. 56 0030-Planning-SP - CC&R RES PRI COMMON AREA

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

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides

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Planning. 57

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

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

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

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

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

Comments: MET MSTRAIT3 20150218
INEFFECT RBRADY 20080710

Planning. 58

0030-Planning-SP - CFD FORMATION

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

The applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District. Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicants has agreed to comply with the terms of the Resolution of Formation of the CFD.

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Planning. 58 0030-Planning-SP - CFD FORMATION (cont.)

Comments: MET MSTRAIT3 20150218
INEFFECT RBRADY 20080710

Planning. 59 0030-Planning-SP - COMM/IND LIGHTING

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

"Commercial and industrial projects within Planning Areas 8, 11, 12, 13, 14, 16, 17, 19, 23B, 27, 29, 30, 31, 43, 44 of the Specific Plan adjacent to existing or planned residential areas shall direct lighting away from these residential areas and shall limit nighttime activities which may require or create and additional amount of lighting exposed onto the residential areas. A photometric study shall be required for any commercial projects within these Planning Areas."

This condition can be considered NOTAPPLY if the Planning Department deems the study unnecessary.

Comments: NOTAPPLY MSTRAIT3 20150218
INEFFECT RBRADY 20080710

Planning. 60 0030-Planning-SP - COMMON AREA MAINTENANCE

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

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

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

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Planning. 60 0030-Planning-SP - COMMON AREA MAINTENANCE
(cont.)

required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

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

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

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following:"

Comments: MET MSTRAIT3 20150218
INEFFECT RBRADY 20080710

Planning. 61 0030-Planning-SP - COMPLETE CASE APPROVALS

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

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

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

Comments: MET MSTRAIT3 20150219
INEFFECT RBRADY 20080710

Planning. 62 0030-Planning-SP - DURATION OF SP VALIDITY

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

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Planning. 62

0030-Planning-SP - DURATION OF SP VALIDITY (cont.)

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended, which equals 2,252.) 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: MET MSTRAIT3 20150219
INEFFECT RBRADY 20080710

Planning. 63

0030-Planning-SP - EA REQUIRED

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

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

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

Comments: MET MSTRAIT3 20150219
INEFFECT RBRADY 20080710

Planning. 64

0030-Planning-SP - ENTRY MONUMENTATION

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Planning

Planning. 64

0030-Planning-SP - ENTRY MONUMENTATION (cont.)

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit ____.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area ____ of the SPECIFIC PLAN, as shown on pages ____ to ____ and the Ethanac Corridor Planning Group Summary Booklet."

Comments: NOTAPPLY MSTRAIT3 20150218 C000770164
INEFFECT RBRADY 20080710

Planning. 65

0030-Planning-SP - IF HUMAN REMAINS FOUND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit as a general (10-series condition), and shall read as follows:

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

Comments: MET MSTRAIT3 20150218
INEFFECT RBRADY 20080710

Planning. 66

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

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Planning

Planning. 66 **0030-Planning-SP - M/M PROGRAM (GENERAL) (cont.)**

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

"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: MET MSTRAIT3 20150219
INEFFECT RBRADY 20080710

Planning. 67 **0030-Planning-SP - NON-IMPLEMENTING MAPS**

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

"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: MET MSTRAIT3 20150219
INEFFECT RBRADY 20080710

Planning. 68 **0030-Planning-SP - PA 33A CONSTRUCTION**

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

"Prior to any residential building permit final inspection, the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be fully installed and operational."

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Planning

Planning. 68 0030-Planning-SP - PA 33A CONSTRUCTION (cont.)

This condition shall be considered as NOTAPPLY if the implementing project is not within a residential project.

Comments: MET MSTRAIT3 20150218
INEFFECT RBRADY 20080710

Planning. 69 0030-Planning-SP - PA 33A PLANS

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

"Prior to map recordation, planning and construction plans for the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be reviewed and approved by Valley-Wide Recreation and Parks District, Planning Department, and Riverside County Flood Control District. The park plans should be designed and approved concurrently with the plans for the detention basin."

This condition shall be considered as NOTAPPLY if the implementing project is not within a residential project or the project is not required to construct the Briggs Road detention basin.

Comments: MET MSTRAIT3 20150218
INEFFECT RBRADY 20080710

Planning. 70 0030-Planning-SP - PA PROCEDURES

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] 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 this [these] planning area[s]:

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

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Planning. 70 0030-Planning-SP - PA PROCEDURES (cont.)

legally defined this [these] planning area[s].

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."

Comments: MET MSTRAIT3 20150219
INEFFECT RBRADY 20080710

Planning. 71 0030-Planning-SP - PALEO M/M PROGRAM

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading.

A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

Comments: MET MSTRAIT3 20150218
INEFFECT RBRADY 20080710

Planning. 72 0030-Planning-SP - PARK AGENCY REQUIRED

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District, shall be annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors,

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Planning

Planning. 72 0030-Planning-SP - PARK AGENCY REQUIRED (cont.)
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."

Comments: MET MSTRAIT3 20150218
INEFFECT RBRADY 20080710

Planning. 73 0030-Planning-SP - PROJECT LOCATION EXHIBIT

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

"The applicant shall provide to the Planning Department an
8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN
this project is located.

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

Comments: MET MSTRAIT3 20150219
INEFFECT RBRADY 20080710

Planning. 74 0030-Planning-SP - SCENIC CORRIDOR STBK

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

"Projects located within Planning Areas 8, 13, 14, 16, 17,
19, 23, 27, 29, 30, 31, 31A, 44, and 46 along State Highway
74 will be required to have a fifty-foot (50') structural
setback from the highway right-of-way line, as determined
by the Transportation Department, Planning Department,
RCTC, and CalTrans, for scenic corridor preservation. These
projects shall also be required to conform to the
streetscape design guidelines of the Ethanac Corridor
Design Guidelines."

This condition shall be considered as MET if the
implementing project is within these Planning Areas. This

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Planning. 74 0030-Planning-SP - SCENIC CORRIDOR STBK (cont.)
condition shall be considered as NOTAPPLY if the
implementing project is not within these Planning Areas.

Comments: NOTAPPLY MSTRAIT3 20150218 C000770165
INEFFECT RBRADY 20080710

Planning. 75 0030-Planning-SP - SCHOOL MITIGATION PUHSD

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

"PRIOR TO BUILDING PERMITS, impacts to the Perris Union
High School District (PUHSD) shall be mitigated in
accordance with state law."

Comments: MET MTRAIT3 20150218
INEFFECT RBRADY 20080710

Planning. 76 0030-Planning-SP - SKR FEE CONDITION

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant
shall comply with the provisions of Riverside County
Ordinance No. 663, which generally requires the payment of
the appropriate fee set forth in that ordinance. The amount
of the fee required to be paid may vary depending upon a
variety of factors, including type of development
application submitted and the applicability of any fee
reduction or exemption provisions contained in Riverside
County Ordinance No. 663. Said fee shall be calculated on
the approved development project which is anticipated to be
___ acres in accordance with the SPECIFIC PLAN. If the
development is subsequently revised, this acreage amount
may be modified in order to reflect the revised development
project acreage amount. In the event Riverside County
Ordinance No. 663 is rescinded, this condition will no
longer be applicable. However, should Riverside County
Ordinance No. 663 be rescinded and superseded by a
subsequent mitigation fee ordinance, payment of the
appropriate fee set forth in that ordinance shall be
required."

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Planning

Planning. 76 0030-Planning-SP - SKR FEE CONDITION (cont.)

Comments: MET MSTRAIT3 20150218
INEFFECT RBRADY 20080710

Planning. 77 0030-Planning-SP - SUBMIT FINAL DOCUMENTS

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

"Thirteen (13) 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
- Riverside County Planning Department in Indio 2 copies
- in Murrieta 2 copies
- 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."

Comments: MET MSTRAIT3 20150219
INEFFECT RBRADY 20080710

Planning. 78 0030-Planning-SP - SUBSEQUENT EIR

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The

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Planning. 78 0030-Planning-SP - SUBSEQUENT EIR (cont.)

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: NOTAPPLY MSTRAIT3 20150219
INEFFECT RBRADY 20080710

Planning. 79 0030-Planning-SP - SUPPLEMENT TO EIR

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

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

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

Comments: NOTAPPLY MSTRAIT3 20150219
INEFFECT RBRADY 20080710

Planning. 80 0030-Planning-SP - GEOLOGIC STUDY

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Planning

Planning. 80

0030-Planning-SP - GEOLOGIC STUDY (cont.)

PRIOR TO SCHEDULING OF ANY IMPLEMENTING PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential. The report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required. All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's three main offices (Riverside, Indio, Murrieta). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

In support of the County developing a database of all GEO reports, submittal of an electronic copy (.pdf preferred) of report and figures along with paper copies is REQUIRED.

Comments: MET MSTRAIT3 20150219
INEFFECT RBRADY 20080710

Planning. 81

0040-Planning-MAP - CONCEPTUAL PHASE GRADING

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

- A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.
- B. Approximate time frames for grading and areas which may

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Planning. 81 0040-Planning-MAP - CONCEPTUAL PHASE GRADING
(cont.)

be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150218
DRAFT DATAYLOR 20040924

Planning. 82 0040-Planning-MAP - LOT ACCESS/UNIT PLANS

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150218
DRAFT DATAYLOR 20040924

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.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150218
DRAFT DATAYLOR 20040924

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. 31500 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31500, Amended No. 9, dated 1/29/15.

EXHIBIT W = Tentative Tract Map No. 31500 Wall and Fence Plan dated 9/16/14.

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150219
DRAFT MSTRAIT3 20150219
RECOMMND MSTRAIT3 20150218
DRAFT DATAYLOR 20040924

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

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150218
DRAFT DATAYLOR 20040924

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

The land division hereby permitted is to a "Schedule A" subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 square feet and twelve (12) open space lots totaling approximately acres 6.74.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150218
DRAFT DATAYLOR 20040924

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. 260 Amendment No. 2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 260, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 7195.

EIR = Environmental Impact Report No. 329.

EA = Environmental Assessment No. 40275.

Comments: INEFFECT RBRADY 20080710

Planning-All. 6 0010-Planning-All-SP - SP Document

Specific Plan No. 260 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring 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.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 6 0010-Planning-All-SP - SP Document (cont.)

6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 329 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 RBRADY 20080710

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.

Comments: INEFFECT RBRADY 20080710

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 RBRADY 20080710

Planning-All. 9 0010-Planning-All-SPA - Amendment Description

This Specific Plan Amendment provides for the following land uses within the boundaries of the 1,604.6 acres of the

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 9 0010-Planning-All-SPA - Amendment Description (cont.)
entire Specific Plan

Medium Density Residential (7,200 sq ft lots) - 261.2 acres

- 947 dwelling units

Medium Density Residential (6,000 sq ft lots) - 178.5 acres

- 827 dwelling units

Medium High Density Residential (5,000 sq ft lots) - 159.5

acres - 716 dwelling units

Medium High Density Residential (4,000 sq ft lots) - 15.2

acres - 85 dwelling units

High Density Residential (Garden Courts) - 30.0 acres - 240

dwelling units

Commercial - 164.9 acres

Commercial/Business Park - 66.3 acres

Business Park - 50.1 acres

Mixed Use - 18.5 acres

Industrial - 214.7 acres

Active Parks - 29.4

Open Space - 102.8

Specific Plan No. 260 Amendment No. 2 specifically proposes
to:

1) divide and redesignate Planning Area 7 from Business
Park to Medium High Density Residential (Planning Area 7A)
and High Density Residential (Garden Courts - Planning Area
7B);

2) redesignate Planning Area 10 from Low Density
Residential to Community Park;

3) combine Planning Area 48 (Community Center) into
Planning Area 20 (Community Park) to become Community Park
/ Center, and redesignate Planning Area 23 into High
Density Residential (Planning Area 23A - Garden Courts) and
Commercial (Planning Area 23B)

4) increasing the maximum number of dwelling units by 312
from 2,503 to 2,815 by shifting land uses from commercial
land uses to residential land uses; and

5) minor modifications to various planning area boundaries.

Comments: INEFFECT RBRADY 20080710

Planning-All. 10

0010-Planning-All-SPA - Replace all previous

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 10 0010-Planning-All-SPA - Replace all previous (cont.)

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 RBRADY 20080710

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://rctima.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229
DRAFT REGRAML4 20150225
RECOMMND REGRAMLI 20111222
DRAFT REGRAMLI 20110830

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.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1 (cont.)

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229
DRAFT REGRAML4 20150225
RECOMMND REGRAMLI 20111222
DRAFT REGRAMLI 20110303
RECOMMND REGRAMLI 20080616
DRAFT REGRAMLI 20080104

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 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 20160405
RECOMMND JAIESPIN 20151229
DRAFT REGRAML4 20150225
RECOMMND REGRAMLI 20111222
DRAFT REGRAMLI 20110303
RECOMMND REGRAMLI 20080616
DRAFT REGRAMLI 20080104

Transportation. 4 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 20160405
RECOMMND JAIESPIN 20151229
DRAFT REGRAML4 20150225
RECOMMND REGRAMLI 20111222
DRAFT REGRAMLI 20110303
RECOMMND REGRAMLI 20080616
DRAFT REGRAMLI 20080104

Transportation. 5 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)
(cont.)

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229
DRAFT REGRAM4 20150225
RECOMMND REGRAMLI 20111222
DRAFT REGRAMLI 20110303
RECOMMND REGRAMLI 20080616
DRAFT REGRAMLI 20080104

Transportation. 6 0010-Transportation-MAP - TS/CONDITIONS

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

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

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

Palomar Road (NS) at:
SR-74 (EW)

Menifee Road (NS) at:
SR-74 (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - TS/CONDITIONS (cont.)

Briggs Road (NS) at:
SR-74 (EW)

Emperor Road (NS) at:
SR-74 (EW)
Project Access (EW)
McLaughlin Road/Norma Jean Road (EW)

Project Access (NS) at:
Norma Jean Road (EW)

Sultanas Road/Norma Jean Road (NS) at:
SR-74 (EW)

Norma Jean Road (NS) at:
Areca Palm Drive (EW)
Paradise Palm Avenue (EW)
Project Access (EW)
Allen Avenue (EW)

Leon Road (NS) at:
SR-74 (EW)

Juniper Flats Road (NS) at:
SR-74 (EW)

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

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229
DRAFT REGRAM4 20150225
RECOMMND REGRAMLI 20111222
DRAFT REGRAMLI 20110303
RECOMMND REGRAMLI 20080616

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-EA PHASE 1 STUDY Not Satisfied

050 - E Health. 2 0050-E Health-IND HYGIENE-NOISE REPORT REQ'D Not Satisfied

Prior to Map Recordation, a noise study shall be required.
For further information, please contact the Office of
Industrial Hygiene at (951) 955-8980.

050 - E Health. 3 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-#004-ECS-FUEL MODIFICATION Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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

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

The applicant or developer shall furnish one copy of the

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Fire

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

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

050 - Fire. 3 0050-Fire-MAP-#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 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.

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Flood

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

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 Line A sub-watershed of the Homeland/Romoland Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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

050 - Flood. 3 0050-Flood-MAP ENCROACHMENT PERMIT REQ Not Satisfied

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

050 - Flood. 4 0050-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied

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

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Flood

050 - Flood. 5 0050-Flood-MAP ONSITE EASE ON FINAL MAP Not Satisfied

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

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

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to map recordation.

050 - Flood. 7 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. 8 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. 9 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. 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.

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

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.

050 - Planning. 2 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied

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

050 - Planning. 3 0050-Planning-MAP - ECS BLASTING Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential requirement of bedrock blasting for construction purposes. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the potential requirement of bedrock blasting for construction purposes. This blasting may present a potential hazard during site grading/construction. Therefore, mitigation of this potential hazard, in the form of acquiring all necessary blasting permits, conforming to appropriate blasting plans and utilization of only experienced and appropriately licensed blasting contractors is required as a matter of grading/construction on this site."

050 - Planning. 4 0050-Planning-MAP - ECS HYDORCOLLAPSE Not Satisfied

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

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the potential hazard of hydrocollapse. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

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

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Planning

050 - Planning. 5 0050-Planning-MAP - ECS LIQUEFACTION (cont.) Not Satisfied

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

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

050 - Planning. 6 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. 7 0050-Planning-MAP - ECS OVERSIZED ROCK Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the production fo oversized rock during grading operations. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the production of oversized rock. All rock greater than 12 inches in size should be placed at least 10 feet below finish grade. If available disposal areas cannot accommodate all oversized rock generated during grading, then alternative methods may be required (crushing for base, rip-rap, crushed to less than 12 inches for fill, etc.)."

050 - Planning. 8 0050-Planning-MAP - ECS ROCKFALL Not Satisfied

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

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Planning

- 050 - Planning. 8 0050-Planning-MAP - ECS ROCKFALL (cont.) Not Satisfied
"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential rockfall."
- 050 - Planning. 9 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied
The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.
- 050 - Planning. 10 0050-Planning-MAP - ECS SHEET CULTURAL Not Satisfied
An Environmental Constraints Sheet (ECS) shall be prepared for this project. The ECS sheet shall indicate the site contains sensitive cultural resources to be preserved in place and protected in perpetuity within dedicated open space including: CA-RIV-2607, CA-RIV-11897, CA-RIV-11920, CA-RIV-11921, and CA-RIV-7538. The ECS shall show these as "Sensitive Cultural Areas" and not label them individually.
- 050 - Planning. 11 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.
- 050 - Planning. 12 0050-Planning-MAP - PA 33A PLANS Not Satisfied
Prior to map recordation, planning and construction plans for the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be reviewed and approved by Valley-Wide Recreation and Parks District, Planning Department, and Riverside County Flood Control District. The park plans should be designed and approved concurrently with the plans for the detention basin.

This Implements Condition of Approval 30.Planning.40.
- 050 - Planning. 13 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

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Planning

- 050 - Planning. 13 0050-Planning-MAP - PREPARE A FINAL MAP (cont.) Not Satisfied
Transportation Department - Survey Division requirements,
the conditionally approved TENTATIVE MAP, and in accordance
with Article IX of County Ordinance No. 460.
- 050 - Planning. 14 0050-Planning-MAP - QUIMBY FEES (1) Not Satisfied
The land divider shall submit to the County Planning
Department - Development Review Division a duly and
completely executed agreement with the Valley Wide
Parks and recreation District which demonstrates to the
satisfaction of the County that the land divider has
provided for the payment of parks and recreation fees
and/or dedication of land for the TENTATIVE MAP in
accordance with Section 10.35 of County Ordinance No. 460.
- 050 - Planning. 15 0050-Planning-MAP - REGIONAL STUDY REQ. Not Satisfied
Prior to Map recordation, the Applicant shall provide
Planning with a fully executed Regional Study Agreement
between the Applicant and a qualified ethnographic
consultant, who shall be chosen by mutual agreement of the
Applicant, the County and the Pechanga Tribe. The
Agreement must be approved by the County and the Pechanga
Tribe prior to submittal to Planning. The Agreement shall
discuss the scope of work and contain an appropriate
research design needed to develop a regional study of the
cultural resources located within the Project boundaries
and within a reasonable radius sufficient to document the
Traditional Cultural Property (TCP) identified by the
Pechanga Tribe. The reasonable radius shall be determined
in consultation with the Pechanga Tribe in order to include
all attributes of the TCP as defined by the Tribe. The
Regional Study shall be completed in consultation with the
Pechanga Tribe, which shall be given at least 20 days to
review the Study prior to finalization and submission to
the County.
- 050 - Planning. 16 0050-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied
No FINAL MAP shall record until, Specific Plan No. 260S1,
have been approved and adopted by the Board of Supervisors
and has been made effective. This land division shall
conform with the development standards of the SP.
- 050 - Planning. 17 0050-Planning-MAP - SP CC&R PRI COMN 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

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Planning

050 - Planning. 17 0050-Planning-MAP - SP CC&R PRI COMN AREA (cont.) Not Satisfied

Counsel approval:

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

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

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Planning

050 - Planning. 17

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

Not Satisfied

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

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

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

This condition implements condition 30.PLANNING.22 of the SPECIFIC PLAN.

050 - Planning. 18

0050-Planning-MAP - SP CC&R PUB COMN 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

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Planning

050 - Planning. 18 0050-Planning-MAP - SP CC&R PUB COMN AREA (cont.) Not Satisfied

fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on the TENTATIVE TRACT MAP 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.

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Planning

050 - Planning. 18 0050-Planning-MAP - SP CC&R PUB COMN AREA (cont.) Not Satisfied

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

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

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

This condition implements condition 30.PLANNING.21 of the SPECIFIC PLAN.

050 - Planning. 19 0050-Planning-MAP - SP COMMON AREA MAIN Not Satisfied

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

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

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

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

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Planning

050 - Planning. 19 0050-Planning-MAP - SP COMMON AREA MAIN (cont.) Not Satisfied

This condition implements condition 30.PLANNING.20 of the SPECIFIC PLAN.

050 - Planning. 20 0050-Planning-MAP - SP PARK AGNECY REQD Not Satisfied

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District, shall be annexed into the Valley-Wide Recreation and Park District or 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.

This condition implements condition 30.PLANNING.17 of the SPECIFIC PLAN.

050 - Planning. 21 0050-Planning-MAP - SURVEYOR CHECK LIST Not Satisfied

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 5000 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

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Planning

050 - Planning. 21 0050-Planning-MAP - SURVEYOR CHECK LIST (cont.) Not Satisfied
 numbered lots on the FINAL MAP.

Regional Parks and Open Space

050 - Regional Parks and Op: 0050-Regional Parks and Open Space-MAP - TRAIL EASEM Not Satisfied

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan.

The dedicated easement shall be shown as identified on the Amended No. 2 exhibit which reflects a multi-purpose trail Said trail shall be either 15 or 18 foot total dedicated easements for trail purposes.

Survey

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

Lot access shall be restricted on Norma Jean Road and Emperor Road and so noted on the final map.

050 - Survey. 2 0050-Survey-MAP - EASEMENT 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.

Transportation

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

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located on Sultanas Road at

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cc Not Satisfied
intersection of SR-74.

(5) Graffiti abatement of walls and other permanent structures.

(6) Street sweeping.

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

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

(1) Completed Transportation Department application.

(2) Appropriate fees for annexation.

(3) Two (2) sets of street lighting plans approved by Transportation Department.

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

050 - Transportation. 2 0050-Transportation-MAP - CONSTRUCT RAMP Not Satisfied

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

050 - Transportation. 3 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied

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

050 - Transportation. 4 0050-Transportation-MAP - DEDICATION Not Satisfied

Interior streets are designated Local and shall be improved with 36 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk adjacent to the right-of-way line 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

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Parcel: 459020068

50. Prior To Map Recordation

Transportation

050 - Transportation. 4 0050-Transportation-MAP - DEDICATION (cont.)

Not Satisfied

right-of-way line within the 10' parkway.

Entry streets "A", "B" and "D" are designated Local Entry and shall be improved with 50 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (3' from the right-of-way line) within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (50'/76') (Modified for increased AC pavement improvements from 44' to 46' and increased right-of-way from 50' to 76'.)

NOTE: A 10' landscaped entry median shall be constructed at the centerline of the street.

Norma Jean Road along project boundary from Emperor Road to Paradise Palm Avenue is designated Collector and shall be improved with 44 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/74')

NOTE: A 5' sidewalk shall be constructed 3' from the right-of-way line within the 15' parkway (on the west/north side) and a 10' multi-purpose trail shall be constructed adjacent to the southerly/easterly right-of-way line within the 15' parkway.

Norma Jean Road along project boundary from Paradise Palm Avenue to northerly tract boundary is a paved County maintained road designated Collector and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (3' from the westerly right-of-way line) within a 59' full-width dedicated right-of-way (between the westerly existing Sultana right-of-way and proposed Norma Jean Road right-of-way) in accordance with County Standard No. 103, Section "A". (44'/59') (Modified for reduced right-of-way from 74' to 59'.)

NOTE: 1. A 5' sidewalk shall be constructed 3' from the right-of-way line within the 20' parkway.

2. A 10' multi-purpose trail adjacent to the curb line shall be constructed as directed by the Director of Transportation. A rail fence shall be constructed between the sidewalk and trail.

Allen Avenue from Norma Jean Road to easterly tract boundary is designated Collector and shall be improved with

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Transportation

050 - Transportation. 4 0050-Transportation-MAP - DEDICATION (cont.) Not Satisfied

44' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (3' from the right-of-way line) within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section A. (44'/74')

Sultanas Road from Caltrans maintained SH-74 to 450' northerly is designated Local and shall be improved with 32' full-width AC pavement, (16' east of centerline and 16' west of centerline) with approved centerline alignment to join the existing pavement within the 60' dedicated right-of-way as shown on Amended Exhibit No. 3.

NOTE: Construct transition tapering for acceleration and deceleration lane and join existing AC pavement as approved by the Transportation Department.

050 - Transportation. 5 0050-Transportation-MAP - EXISTING MAINTAINED Not Satisfied

Sultana Road from lot 16 northerly to SH-74 is a paved County maintained road and designated Local Frontage. It shall be improved with 32' full-width AC pavement, 6" concrete curb and gutter, and 10' multi-purpose trail, and 6' high concrete block wall within a 63' full-width dedicated right-of-way (as shown on Amended Exhibit No. 3) in accordance with County Standard No. 107, Section "A". (32'/63') (Modified for reduced AC pavement from 34' to 32' and increased right-of-way from 52' to 63'.)

NOTE: 1. A 6' concrete block wall, 3' from the curb line, and a 10' multi-purpose trail 6' from the curb line, shall be constructed within the westerly 21' parkway.

2. A fire truck turnaround shall be constructed 150' north of Areca Palm Drive per Fire Department requirements.

3. No access shall be permitted from Sultanas Road to SH-74 and a barricade shall be constructed.

050 - Transportation. 6 0050-Transportation-MAP - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the 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.

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Transportation

050 - Transportation. 6 0050-Transportation-MAP - IMP PLANS (cont.) Not Satisfied

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

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

050 - Transportation. 8 0050-Transportation-MAP - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with
landscaping requirements within public road rights-of-way,
in accordance with Ordinance 461. Landscaping shall be
improved within Norma Jean Road, Emperor Road, Sultanas
Road, and entry streets "A", "B", and "D". Landscaping
plans shall be submitted on standard County Plan sheet
format (24" X 36"). Landscaping plans shall be submitted
with the street improvement plans. If landscaping
maintenance to be annexed to County Service Area, or
Landscaping and Lighting Maintenance District, landscaping
plans shall depict ONLY such landscaping, irrigation and
related facilities as are to be placed within the public
road rights-of-way.

050 - Transportation. 9 0050-Transportation-MAP - OFF-SITE ACCESS 2 Not Satisfied

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

Said off-site access road shall be the northerly extension
of Emperor Road to a paved "Caltrans" maintained SH-74.

050 - Transportation. 10 0050-Transportation-MAP - OFF-SITE INFO Not Satisfied

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Transportation

050 - Transportation. 10 0050-Transportation-MAP - OFF-SITE INFO (cont.) Not Satisfied

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

050 - Transportation. 11 0050-Transportation-MAP - PART-WIDTH Not Satisfied

Emperor Road along project boundary is designated as a collector road and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter and 5' sidewalk, within a 52' part-width dedicated right-of-way (37' on project side and 15' minimum on opposite side of the centerline) in accordance with County Standard No. 103, Section "A".

NOTE: A 5' sidewalk shall be constructed 3' from the right-of-way line within the 15' parkway.

Norma Jean Road from the northern tract boundary to SH-74 is a paved County maintained road designated as a collector road and shall be improved with 34' part-width AC pavement, (22' on the east side of the centerline and 12' on the west side of the centerline), 6" concrete curb and gutter on east side of the centerline, within a 52' part-width dedicated right-of-way (22' east of the centerline and 30' west of the centerline), in accordance with County Standard No. 103, Section "A" and as determined by the Transportation Department. (Modified for reduced right-of-way from 74' to 52'.)

050 - Transportation. 12 0050-Transportation-MAP - SOILS 2 Not Satisfied

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

050 - Transportation. 13 0050-Transportation-MAP - ST DESIGN/IMPRV CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with TR30972.

050 - Transportation. 14 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. 15 0050-Transportation-MAP - STREETLIGHT PLAN Not Satisfied

A separate street light plan is required for this project.

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Transportation

050 - Transportation. 15 0050-Transportation-MAP - STREETLIGHT PLAN (cont.) Not Satisfied

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's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 16 0050-Transportation-MAP - STRIPING PLAN Not Satisfied

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

050 - Transportation. 17 0050-Transportation-MAP - TS/DESIGN Not Satisfied

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

Signals not eligible for fee credit:

Sultanas Road/Norma Jean Road (NS) at SR-74 (EW)

or as approved by the Transportation Department.

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

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

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

The intersection of Sultanas Road/Norma Jean Road (NS) at SR-74 (EW) shall be improved to provide the following geometrics:

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

The intersection of Emperor Road (NS) at SR-74 (EW) shall

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Transportation

050 - Transportation. 18 0050-Transportation-MAP - TS/GEOMETRICS (cont.)

Not Satisfied

be improved to provide the following geometrics:

Northbound: one right turn lane

Southbound: N/A

Eastbound: two through lanes, one right turn lane

Westbound: two through lanes

NOTE: At this intersection, Emperor Road will be restricted to right-in/right-out access.

Appropriate channelization shall be provided by the project proponent.

The intersection of Emperor Road (NS) at Project Access (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right turn lane

Southbound: one shared left turn/through lane lane

Eastbound: N/A

Westbound: one shared left/right turn lane

The intersection of Project Access (South) (NS) at Norma Jean Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one shared left/right turn lane

Eastbound: one shared left-turn/through lane

Westbound: one shared through/right-turn lane

The intersection of Norma Jean Road (NS) at Paradise Palm Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right lane

Southbound: one left-turn lane/one through lane

Eastbound: N/A

Westbound: one shared left/right-turn lane

The intersection of Norma Jean Road (NS) at Project Access (North) (EW) shall be improved to provide the following geometrics:

Northbound: one shared left turn/through lane

Southbound: one shared through/right turn lane

Eastbound: one shared left/right turn lane

Westbound: N/A

The intersection of Norma Jean Road (NS) at Allen Avenue (EW) shall be improved to provide the following geometrics:

Plan: TR31500E01

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50. Prior To Map Recordation

Transportation

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

Northbound: one through lane
Southbound: one through lane
Eastbound: N/A
Westbound: one shared left/right turn lane

or as approved by the Transportation Department.

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

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

050 - Transportation. 19 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. 20 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.

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Transportation

050 - Transportation. 20 EOT1 - FINAL ACCESS AND MAINT (cont.) Not Satisfied
(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 and that all approved water quality treatment control BMPs have been included on the grading plan.

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

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

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

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

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

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

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT (cont.) Not Satisfied
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. 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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 8 0060-BS-Grade-MAP - NPDES/SWPPP (cont.) Not Satisfied
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 - RECORDED ESMT REQ'D Not Satisfied

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

060 - BS-Grade. 12 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

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

060 - BS-Grade. 13 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. 14 EOT1 - REQ BMP SWPPP WQMP Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 14

EOT1 - REQ BMP SWPPP WQMP (cont.)

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)

Fire

060 - Fire. 1

0060-Fire-MAP-#004 FUEL MODIFICATION

Not Satisfied

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

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

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

Flood

060 - Flood. 1

0060-Flood-MAP ADP FEES

Not Satisfied

Tract 31500 is located within the limits of the Line A sub-watershed of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted.

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES (cont.) Not Satisfied

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

060 - Flood. 2 0060-Flood-MAP CONSTRUCT MDP LINE 4 Not Satisfied

Tract 31500 shall construct Homeland MDP Line 4. This facility shall be designed and constructed to collect storm runoff from the existing golf course at the east side of Emperor Road and convey these flows into the Briggs Road Basin. All easements and/or right of way necessary for the District to operate and maintain this facility, including access to the inlet, shall be dedicated or acquired by the developer to the satisfaction of the District. An encroachment permit will be required if the construction of the Briggs Road Basin is complete and it is a District maintained facility.

060 - Flood. 3 0060-Flood-MAP ENCROACHMENT PERMIT REQ Not Satisfied

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

060 - Flood. 4 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied

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

060 - Flood. 5 0060-Flood-MAP LOTS 26-31 Not Satisfied

No residential housing units shall be allowed on these lots without prior approval of the District and County Planning. These lots serve as an interim basin with an inlet. Offsite storm runoff is collected within this basin. Until such time as upstream drainage facilities or other development(s) completely eliminates the need for this

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 5 0060-Flood-MAP LOTS 26-31 (cont.) Not Satisfied
interim basin, these lots shall not be allowed to develop.

060 - Flood. 6 0060-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied

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

060 - Flood. 7 0060-Flood-MAP PHASING Not Satisfied

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows. Each phase shall provide the required water quality mitigation.

060 - Flood. 8 0060-Flood-MAP SUBMIT CLOMR Not Satisfied

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of grading permits.

060 - Flood. 9 0060-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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

060 - Flood. 10 0060-Flood-MAP SUBMIT PLANS Not Satisfied

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

Planning

060 - Planning. 1 0060-Planning-GEN - CULTURAL RESOURCES PROFE Not Satisfied

As a result of information contained within archaeological study PD-A-4237, prepared by Archaeological Associates in May 2007, it has been determined that the project is sensitive for prehistoric archaeological deposits, and that

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-GEN - CULTURAL RESOURCES PROFE (co Not Satisfied
archeological monitoring is required.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, facilitate tribal consultation, and potential recovery of cultural resources in coordination with the tribal monitor.

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

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and tribal monitor throughout the process.

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

060 - Planning. 2

0060-Planning-GEN - TRIBAL MONITORING

Not Satisfied

As a result of information submitted by the Pechanga Band of Luiseno Indians, it has been determined that tribal monitoring is required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the Pechanga Band of

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-GEN - TRIBAL MONITORING (cont.)

Not Satisfied

Luiseno Mission Indians. This group shall be known as the Tribal Monitor for this project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, conduct tribal consultation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

- 1) The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The tribal monitor is responsible only to the Tribe for consultation purposes.
- 2) Tribal monitoring does not replace any required archaeological resources monitoring, but rather serves as a supplement for consultation and advisory purposes for the Tribe's interests only.
- 3) This agreement shall not modify any approved condition of approval or mitigation measure.
- 4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met.
- 5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-GEN - TRIBAL MONITORING (cont.) Not Satisfied
Should curation be preferred, the developer/permit holder is responsible for all costs.

060 - Planning. 3 0060-Planning-MAP - CA-RIV-7530 Not Satisfied

PRIOR TO GRADING APPROVAL THE PROJECT APPLICANT, COUNTY PLANNING DEPARTMENT AND THE PECHANGA TRIBE SHALL DETERMINE THE ULTIMATE DISPOSITION FOR THIS SITE. ALL EFFORTS WILL BE MADE TO AVOID AND PRESERVE THIS SITE. IN THE EVENT THAT THIS SITE CANNOT BE AVOIDED, THE APPLICANT AGREES TO RELOCATE THE SITE WITHIN PREVIOUSLY DESIGNATED OPEN SPACE WITHIN TR30972, PROPERTY CONTIGUOUS TO THE SOUTH OF TR31500.

060 - Planning. 4 0060-Planning-MAP - CULT. SENSITIVITY TRAIN Not Satisfied

The County certified Archaeologist and Native American monitor shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered.

This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

060 - Planning. 5 0060-Planning-MAP - FEATURE RELOCATION Not Satisfied

- Sites CA-RIV-7529, 11898, 11899, 11900, 11901, and 11902 cannot be avoided through Project redesign. Prior to any ground disturbance in these areas, the Project Supervisor, Project Archaeologist and the Tribe shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to start, any visible artifacts shall be recovered and recorded using professional archaeological methods. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature.

Special Studies Analysis shall be completed for each bedrock milling feature that cannot be relocated. Specimens will be submitted to an appropriate facility for analysis

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - FEATURE RELOCATION (cont.) Not Satisfied
of protein residues. The results of these studies shall be included in the Phase IV Monitoring Report.

060 - Planning. 6 0060-Planning-MAP - FEE BALANCE Not Satisfied
Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 7 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied
The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 8 0060-Planning-MAP - PALEONTOLOGIST REQUIRED Not Satisfied
Because the subject parcel is designated as HIGH B for paleontological resources, the land divider/permit holder shall retain a qualified paleontologist for monitoring and mitigation services. The developer shall submit a copy of a fully executed contract, including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. A pre-grade meeting between the paleontologist and the excavation and grading contractor shall be held. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

060 - Planning. 9 0060-Planning-MAP - SP ARCHAEO M/M PROGRAM Not Satisfied
PRIOR TO THE ISSUANCE OF GRADING PERMITS, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 9 0060-Planning-MAP - SP ARCHAEO M/M PROGRAM (cont.) Not Satisfied

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

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

060 - Planning. 10 0060-Planning-MAP - SP PALEON M/M PROGRAM Not Satisfied

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

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

060 - Planning. 11 0060-Planning-MAP - SP SKR FEE CONDITION Not Satisfied

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, the applicant shall comply with the provisions of iverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the

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60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 11 0060-Planning-MAP - SP SKR FEE CONDITION (cont.) Not Satisfied
- applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 53.3 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.
- This condition implements 30.PLANNING.28 of the SPECIFIC PLAN.
- 060 - Planning. 12 0060-Planning-MAP - TEMPORARY FENCING Not Satisfied
- Prior to any ground disturbing activities within 100' of the current boundaries of CA-RIV-11920, CA-RIV-11921 and CA-RIV- 7538, the Applicant shall prepare a temporary fencing plan in consultation with a County approved archaeologist and the Pechanga Tribe. The fenced area shall include a buffer sufficient to protect the archaeological site(s). The fence shall be installed under the supervision of the County approved archaeologist and Tribal Monitor prior to commencement of grading or brushing and be removed only after grading operations have been completed.
- 060 - Planning. 13 0060-Planning-MAP- MM 2.5 Not Satisfied
- Prior to issuance of grading permits, a seismic refraction survey shall be conducted to evaluate the rippability characteristics of the bedrock on-site indicating the approximate rippability of the bedrock materials at various depths for grading purposes.
- 060 - Planning. 14 0060-Planning-MAP- MM 6.7 Not Satisfied
- Prior to grading permit issuance, the Project Applicant shall provide documentation to the Riverside County Planning Department indicating that a pedestrian network design shall be implemented that promotes non-vehicular modes of transportation.
- 060 - Planning. 15 0060-Planning-MAP- MM 6.9 Not Satisfied
- Prior to building permit issuance, the Project Applicant provide documentation to the Riverside County Planning

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 15 0060-Planning-MAP- MM 6.9 (cont.) Not Satisfied

Department that the Project shall implement a water conservation strategy that will obtain a 20% reduction for indoor/outdoor water use as compared to year 2010 Title 24 requirements.

060 - Planning. 16 0060-Planning-MAP*- AGENCY CLEARANCE Not Satisfied

A clearance letter from ____ shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated ____, summarized as follows:

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - MBTA SURVEYS Not Satisfied

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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - MBTA SURVEYS (cont.) Not Satisfied

the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

060 - Planning-EPD. 3 0060-Planning-EPD-EPD - MITIGATION CREDITS Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits for impacts to Riparian/Riverine resources have been purchased in accordance with the mitigation measures described in Section 5 of the Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis For Impacts to Riparian/Riverine Areas, Dated November 3, 2014 and prepared by Glenn Lukos Associates, Inc. In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - TEMPORARY FENCING Not Satisfied

The areas mapped as "Riparian" and "Riverine and our outside of the mapped project footprint on Exhibit 5 of the document entitled "Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis For Impacts to Riparian/Riverine Areas," dated November 3 2014 and prepared by Glenn Lukos Associates, Inc., will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. The only Riparian/Riverine areas that will not be fenced are those that have been proposed for disturbance and accounted for in the DBESP for the project dated November 3 2014. Installation of fencing and signage must be verified by EPD

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60. Prior To Grading Permit Issuance

Planning-EPD

- 060 - Planning-EPD. 4 0060-Planning-EPD-EPD - TEMPORARY FENCING (cont.) Not Satisfied
personnel in the field prior to the issuance of a grading permit.

Regional Parks and Open Space

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

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail as follows with all topography, grading, cross-sections, signage, fencing, street crossings and under crossings and all landscaping. The applicant shall arrange for an inspection of the constructed trail upon trail completion with the Riverside County Regional Open-Space and Park District.

Transportation

- 060 - Transportation. 1 0060-Transportation-MAP - TS/CREDIT/REIMBURSEMENT Not Satisfied

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

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

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

- 060 - Transportation. 2 EOT1 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, 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

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

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 EOT1 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - CURATION Not Satisfied

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts to the Pechanga Tribe of Luiseno Indians and provide the Riverside County Archaeologist with evidence of same.

070 - Planning. 2 0070-Planning-MAP - PHASE IV CULTURAL REPORT Not Satisfied

Phase IV Report -Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of the Residue Analysis as well as include evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting. In addition to the County, a copy of the final report shall be provided to the Pechanga Tribe and to the Eastern Information Center.

070 - Planning. 3 0070-Planning-MAP - PRESERVATION PLAN Not Satisfied

Prior to the issuance of Building Permits, the Applicant, County Archaeologist and the Pechanga Tribe shall develop a Preservation Plan for the long term care and maintenance of CA-RIV-2607, CA-RIV-11897, CA-RIV-7538, CA-RIV-11920, CA-RIV-11921 and all of the bedrock milling features relocated to the open space within Tract 30972. The plan shall indicate at a minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long term maintenance, appropriate protocols, monitoring by the Tribe and compensation for services if appropriate; and necessary emergency protocols. The Project applicant shall submit a fully executed copy of this preservation and maintenance

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 3 0070-Planning-MAP - PRESERVATION PLAN (cont.) Not Satisfied
plan to the County Archaeologist to ensure compliance.

80. Prior To Building Permit Issuance

BS-Grade

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

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

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

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

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

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

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

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

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

Fire

080 - Fire. 1 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

The required water system, including all fire hydrant(s),

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 0080-Fire-MAP-#50C-TRACT WATER VERIFICA (cont.) Not Satisfied

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

Approved water plans must be a the job site.

080 - Fire. 2 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777
East County- Palm Desert Office 760-863-8886

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Tract 31500 is located within the limits of the Line A sub-watershed of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted.

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

080 - Flood. 2 0080-Flood-MAP CONSTRUCT MDP LINE 4 Not Satisfied

Tract 31500 shall construct Homeland MDP Line 4. This facility shall be designed and constructed to collect storm runoff from the existing golf course at the east side of Emperor Road and convey these flows into the Briggs Road Basin. All easements and/or right of way necessary for the District to operate and maintain this facility, including access to the inlet, shall be dedicated or acquired by the developer to the satisfaction of the District. An

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 2 0080-Flood-MAP CONSTRUCT MDP LINE 4 (cont.) Not Satisfied
encroachment permit will be required if the construction of the Briggs Road Basin is complete and it is a District maintained facility.

080 - Flood. 3 0080-Flood-MAP LOTS 26-31 Not Satisfied
No residential housing units shall be allowed on these lots without prior approval of the District and County Planning. These lots serve as an interim basin with an inlet. Offsite storm runoff is collected within this basin. Until such time as upstream drainage facilities or other development(s) completely eliminates the need for this interim basin, these lots shall not be allowed to develop.

080 - Flood. 4 0080-Flood-MAP SUBMIT CLOMR Not Satisfied
Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of building permits.

080 - Flood. 5 0080-Flood-MAP SUBMIT FINAL WQMP Not Satisfied
A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 6 0080-Flood-MAP SUBMIT PLANS Not Satisfied
A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1 0080-Planning-MAP - ACOUSTICAL STUDY Not Satisfied
The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-MAP - ACOUSTICAL STUDY (cont.) Not Satisfied

Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

080 - Planning. 2 0080-Planning-MAP - CONFORM FINAL SITE PLAN Not Satisfied

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

080 - Planning. 3 0080-Planning-MAP - FEE BALANCE Not Satisfied

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

080 - Planning. 4 0080-Planning-MAP - FNL SITE DEV PLOT PLAN Not Satisfied

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the SPECIFIC PLAN.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080-Planning-MAP - FNL SITE DEV PLOT PLAN (cont.) Not Satisfied

after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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

080 - Planning. 5 0080-Planning-MAP - FRONT YARD LANDSCAPING Not Satisfied

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

080 - Planning. 6 0080-Planning-MAP - LANDSCAPE PLOT PLAN Not Satisfied

The land divider/permit holder shall file seven (7) sets of

a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

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

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

1. Permanent automatic irrigation systems shall be

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.) Not Satisfied

installed on all landscaped areas requiring irrigation.
Low water use systems are encouraged.

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

3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

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

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

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

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

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Planning

080 - Planning. 6

0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)

Not Satisfied

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

NOTES:

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

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

080 - Planning. 7

0080-Planning-MAP - MODEL HOME COMPLEX

Not Satisfied

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

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

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

080 - Planning. 8 0080-Planning-MAP - PA 33A CONSTRUCTION Not Satisfied

Prior to any residential building permit final inspection, the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be fully installed and operational.

This implements Condition of Approval 30.Planning.41.

080 - Planning. 9 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

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

080 - Planning. 10 0080-Planning-MAP - SUBMIT BUILDING PLANS Not Satisfied

The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

080 - Planning. 11 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 12 0080-Planning-MAP - WALLS/FENCING PLOT PLAN Not Satisfied

The land divider/permit holder shall file seven (7) sets of

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 12 0080-Planning-MAP - WALLS/FENCING PLOT PLAN (cont.) Not Satisfied

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

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

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

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

080 - Planning. 13 0080-Planning-MAP- MM 5.2 Not Satisfied

Residential uses along Emperor Road or McLaughlin Road/Norma Jean Road may experience noise levels over 65 CNEL without some form of mitigation. In order to ensure that noise levels on-site achieve Riverside County's interior and exterior noise thresholds, five- to six-foot tall noise barriers shall be constructed between proposed residential uses on-site and abutting segments of Emperor Road and McLaughlin Road/Norma Jean Road, as follows:

"Lots 15 through 28: 5.0 ft

"Lots 60 through 69: 6.0 ft

"Lots 137 through 156: 6.0 ft

"Lots 176 through 182: 6.0 ft

"Lots 183 through 191: 5.0 ft

Prior to the issuance of building permits, the County Building and Safety Department shall review proposed architecture plans to ensure that the walls are identified on Project plans. The required noise barriers may consist of a wall, a berm, or a combination of the two. The noise barriers shall have a surface density of at least 3.5 pounds per square foot, and shall have no openings or gaps.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 13 0080-Planning-MAP- MM 5.2 (cont.) Not Satisfied

The wall may be constructed of masonry block; stucco veneer over wood framing (or foam core); one-inch thick tongue and groove wood of sufficient weight per square foot; or glass (1/4 inch thick), or other transparent material with sufficient weight per square foot

080 - Planning. 14 0080-Planning-MAP- MM 5.4 Not Satisfied

Prior to the issuance of building permits, the County Building and Safety Department shall review proposed architecture plans to ensure that Lots 15-28, 60-69, 137-156, and 176-191 of TR31500 are provided with enhanced interior noise protection. The enhanced interior noise protection shall include the following for Lots 15-28, 60-69, 137-156, and 176-191:

"Mechanical ventilation system (i.e., air conditioning units);

"Upgraded windows and sliding glass doors with a minimum STC rating of 25 for all first floor windows and sliding glass doors facing Emperor Road or Norma Jean Road;

"Upgraded windows and sliding glass doors with a minimum STC rating of 26 and 28 for all second floor windows and sliding glass doors facing Emperor Road or Norma Jean Road, respectively;

"Where attic vents directly face Norma Jean Road or Emperor Road, acoustical baffles shall be required;

"All exterior windows, doors, and sliding glass doors shall have a positive seal and leaks/cracks shall be kept to a minimum.

080 - Planning. 15 0080-Planning-MAP- MM 6.8 Not Satisfied

Prior to building permit issuance, the Project Applicant shall submit a Title 24 Compliance Report to the Riverside County Planning Department indicating that the Project shall exceed year 2010 Title 24 energy requirement by 20%.

080 - Planning. 16 0080-Planning-MAP- MM 7.6 Not Satisfied

As development occurs within the floodplain, the alteration of the floodplain must also be determined under developed conditions, and a Conditional Letter of Map Revision (CLOMR) shall be issued by the Federal Emergency Management Agency (FEMA) prior to building permit issuance.

Transportation

080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE Not Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE (cont.) Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - BMP GPS COORDINATES Not Satisfied

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

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied

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

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

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

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

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL (cont.) Not Satisfied
accordance with the approved WQMP.

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

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S Not Satisfied

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

1. Precise grade inspection.

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

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

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 4 0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE Not Satisfied

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

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D Not Satisfied

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

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP INSPECTION Not Satisfied

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP INSPECTION (cont.) Not Satisfied

constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

090 - BS-Grade. 7 0090-BS-Grade-MAP - WQMP BMP REGISTRATION Not Satisfied

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division.

090 - BS-Grade. 8 EOT1 - WQMP REQUIRED Not Satisfied

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
 2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
 3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
 4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
 5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.
- (This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Flood

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.rcflood.org, e-mail fcnpdes@rcflood.org, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK

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90. Prior to Building Final Inspection

Flood

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION (cont.) Not Satisfied

Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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

090 - Flood. 2 0090-Flood-MAP D/S FACILITIES FUNCTIONAL Not Satisfied

Unless otherwise approved by the District, no occupancy shall be permitted within any portion of Tract 31500 until the downstream drainage facilities (Briggs Road Basin and Romoland MDP Line A) are substantially complete.

090 - Flood. 3 0090-Flood-MAP FACILITY COMPLETION Not Satisfied

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance unless otherwise approved by the District.

090 - Flood. 4 0090-Flood-MAP IMPLEMENT WQMP Not Satisfied

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

090 - Flood. 5 0090-Flood-MAP SUBMIT LOMR Not Satisfied

A Letter of Map Revision (LOMR) shall be obtained from FEMA for all lots impacted by a FEMA floodplain prior to the issuance of occupancy permits.

Planning

090 - Planning. 1 0090-Planning-GEN - CULTURAL RESOURCES RPT Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-GEN - CULTURAL RESOURCES RPT (cont.) Not Satisfied

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

090 - Planning. 2 0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI Not Satisfied

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

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

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

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

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

090 - Planning. 5 0090-Planning-MAP - PALEO MONITORING REPORT Not Satisfied

Prior to Final Inspection, the applicant shall submit to the County Archaeologist one paper copy and two (2) CD copies of the Paleontology Monitoring report. This report shall be certified by a professionally-qualified paleontologist listed on the County's Paleontology Consultant List.

090 - Planning. 6 0090-Planning-MAP - QUIMBY FEES (2) Not Satisfied

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 6 0090-Planning-MAP - QUIMBY FEES (2) (cont.) Not Satisfied

090 - Planning. 7 0090-Planning-MAP - REGIONAL STUDY SUBMITTAL Not Satisfied

Prior to final inspection of the first building permit, the developer/permit holder shall provide Planning with two (2) copies of the completed Regional Study. The study shall comply with all County requirements for such documents. Planning shall review the study to determine its completeness and to confirm that adequate consultation with the Pechanga Tribe and any other historic society/group has been completed and appropriately addressed. Upon confirming that the Regional Study is adequate, Planning shall clear this condition. The developer/permit holder is responsible for submitting final copies of the Regional Study to the Eastern Information Center and the Pechanga Tribe.

090 - Planning. 8 0090-Planning-MAP - ROOF RUN-OFF DISCHARGE Not Satisfied

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

090 - Planning. 9 0090-Planning-MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 53.3 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 10 0090-Planning-MAP- MM 5.7 Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 10 0090-Planning-MAP- MM 5.7 (cont.) Not Satisfied

Prior to building permit final inspection for Lots 15-28, 60-69, 137-156, or 176-191 of TR31500, an interior noise analysis shall be prepared demonstrating compliance with the County's interior noise standard of 45 Ldn. The interior noise analysis shall evaluate proposed building materials to determine whether special architectural design measures are necessary to achieve the required interior noise level reductions. Special architectural measures may include, but are not limited to, glazing (e.g., dual-paned windows), insulation, roof material, caulking standards, or other measures as recommended by the acoustical engineer. All requirements of the future interior noise analysis shall be reflected on the building plans.

090 - Planning. 11 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION Not Satisfied

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION (cont.) Not Satisfied

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

090 - Transportation. 2 0090-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

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

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located on Sultanas Road at intersection of SR-74.
- (5) Graffiti abatement of walls and other permanent structures.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cc) Not Satisfied
(6) Street sweeping.

090 - Transportation. 3 0090-Transportation-MAP - LANDSCAPING Not Satisfied

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

Landscaping shall be improved within Norma Jean Road, Emperor Road, Sultanas Road, and entry streets "A", "B", and "D".

090 - Transportation. 4 0090-Transportation-MAP - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

090 - Transportation. 5 0090-Transportation-MAP - TS/INSTALLATION Not Satisfied

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

Signals not eligible for fee credit:
Sultanas Road/Norma Jean Road (NS) at SR-74 (EW)

or as approved by the Transportation Department.

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

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

090 - Transportation. 6 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 0090-Transportation-MAP - UTILITY INSTALL (cont.) Not Satisfied

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

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

090 - Transportation. 7 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

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

090 - Transportation. 8 EOT1 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

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