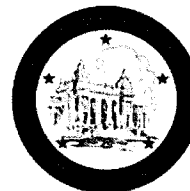


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 1.3
(ID # 11858)

MEETING DATE:

Tuesday, February 25, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 36785 – Applicant: Global Investment Pool, LLC – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 du/ac), Open Space: Recreation (OS:R) – Location: North of Wickerd Road, east of Heinz Lane, south of Garbani Road, west of Brandon Lane – 170.8 Acres – Zoning: Planned Residential (R-4) – APPROVED PROJECT DESCRIPTION: a Schedule “A” subdivision subdividing 170.8 gross acres into 511 residential lots with a 5,500 sq. ft. minimum lot size, and 25 lettered lots consisting of drainage basins, parks, paseos, and open space – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36785, extending the expiration date to July 12, 2022. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission’s Notice of Decision for the above referenced case acted on by the Planning Commission on October 16, 2019. Tentative Tract Map No. 36785 will now expire on July 12, 2022.

ACTION:Consent

Charise Leach, Assistant TLMA Director 2/6/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: February 25, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Tract Map No. 36785 was originally approved by the Planning Commission on June 15, 2016. It proceeded to the Board of Supervisors, along with General Plan Amendment No. 1129 and Change of Zone No. 7856, where both applications were approved on July 12, 2016.

The First Extension of Time was received on June 14, 2019, ahead of the expiration date of July 12, 2019.

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

The Planning Commission heard the first extension of time for Tentative Tract Map No. 36785 on October 16, 2019. The Planning Commission approved the project by a 5-0 vote.

Board Action

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

Impact on Citizens and Businesses

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

Supplemental

Additional Fiscal Information

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

ATTACHMENTS:

A. PLANNING COMMISSION REPORT OF ACTIONS

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

B. PLANNING COMMISSION STAFF REPORT



Jason Farin, Senior Management Analyst 2/19/2020



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 16, 2019**

1.0 CONSENT CALENDAR

1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36785 – Applicant: Global Investment Pool, LLC – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Open Space: Recreation (OS-R) – Location: Northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 Acres – Zoning: Planned Residential (R-4) – Approved Project Description: A Schedule “A” subdivision subdividing 170.8 gross acres into 511 residential lots with a 5,500 sq.ft. minimum lot size and 25 lettered lots consisting of drainage basins, parks, paseos, and open space – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36785, extending the expiration date to July 12, 2022. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

APPROVED First Extension of Time Request for Tentative Tract Map No. 36785, extending the expiration date to July 12, 2022.

1.2 ADOPT PLANNING COMMISSION RESOLUTION RECOMMENDING DENIAL OF SPECIFIC PLAN NO. 339, GENERAL PLAN AMENDMENT NO. 686, and CHANGE OF ZONE NO. 6915 – California Environmental Quality Act (CEQA) does not apply pursuant to State CEQA Guidelines Section 15270(a) – Applicant: GLC Enterprises, LLC – Specific Plan Representative: Danielan Associates – CEQA Consultant: Envicom Corporation – Engineer: KWC Engineers – Fourth Supervisorial District – Chuckwalla Zoning Area – Eastern Coachella Valley Area Plan – Open Space: Rural (OS-RUR) – Location: Westerly of Cotton Springs Road, northerly of Box Canyon Road, easterly of Interstate 10 Cactus City Rest Area, and southerly of Joshua Tree National Park, on either side of Interstate 10 – Zoning: Controlled Development Areas – Ten Acre Minimum (W-2-10) – Natural Assets (N-A) – **PROJECT: Specific Plan No. 339** is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 dwelling units and up to 1.38 million sq. ft. of non-residential uses within an approximately 1,848-acre development footprint divided between six (6) Villages within an overall 5,000-acre Specific Plan area. **General Plan Amendment No. 686** is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment to change the underlying Foundation from Open Space to Community Development and change the land use designation from Open Space: Rural (OS-RUR) to those as reflected in the Specific Plan land use plan, which include Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations. **Change of Zone No. 6915** is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, ten-acre minimum (W-2-10) and Natural Assets (N-A) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. APNs: 713-031-004, 713-031-005, 713-031-006, 713-032-001, 713-040-002, 713-040-003, 713-040-004, 713-040-005, 713-040-006, 713-040-007, 713-050-002, 713-060-001, 713-060-002, 713-060-003, 713-060-004, 713-072-001. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

ADOPTED Planning Commission Resolution Recommending Denial of Specific Plan No. 339, General Plan Amendment No. 686, and Change of Zone No. 6915.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 GENERAL PLAN AMENDMENT NO. 1201, CHANGE OF ZONE NO. 7946, CONDITIONAL USE PERMIT NO. 180007, PLOT PLAN NO. 180011, and PLOT PLAN NO. 180012 – Intent to Adopt a Mitigated

Planning Commission Action:
Public Comments: Closed
By a vote of 4-0



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 16, 2019**

Negative Declaration – CEQ180035 – Applicant: VanDorpe-Bettencourt Family Properties – Engineer/Representative: Michael Napolitano – Fifth Supervisorial District – Area Plan: Western Coachella Valley Area Plan – Zoning Area/District: Pass and Desert District – General Plan: Rural: Rural Desert – Location: Southerly of Dillion Road, northerly of Interstate 10, easterly of Highway 62, and westerly of Worsley Road – 22.31 Gross Acres – Zoning: Controlled Development – W-2 – **REQUEST:** The **General Plan Amendment No. 1201** (GPA1201) was initiated by the Board of Supervisors to amend the project sites (APN's: 668-200-018, 668-200-020 and 668-200-008) General Plan Foundation Component from Rural to Community Development and Land Use designations from Rural Desert to Light Industrial and Commercial Retail. The **Change of Zone No. 7946** (CZ07946) was submitted to change the zoning on the project site from W-2 (Controlled Development Areas) to C-P-S (Scenic Highway Commercial) on APN: 668-200-018, and from W-2 to IP (Industrial Park) on APN: 668-200-020 and 668-200-008. Three (3) Planning Entitlement applications have been submitted that would implement GPA1201 and CZ07946. The **Conditional Use Permit No. 180007** (CUP180007), APN: 668-200-018, an application to facilitate the establishment of a travel center. The proposed travel center includes: a gas station (approximately 2,400 sq. ft. convenience store with eight (8) fuel pumps under a 5,000 sq. ft. canopy), a car wash, and 5,600 sq. ft. drive-thru restaurant. The project would provide 110 parking spaces. **Plot Plan No. 180011** (PPT180011), APN: 668-200-020, an application to facilitate the construction of a light industrial development. The project proposes a total of seven (7) two-story buildings totaling approximately 106,850 sq. ft. The project also propose 36,000 sq. ft. of outdoor storage and staging area, and would provide 358 parking spaces. **Plot Plan No. 180012** (PPT180012), APN: 668-200-008, an application to facilitate the construction of a mini-warehouse development. The project proposes a total of 24, one-story buildings totaling approximately 133,450 sq. ft. The project also propose 49,400 sq. ft. of outdoor storage and would provide 16 parking spaces. In addition, an 1,800 sq. ft., two-story building including an administrative office and caretakers unit is also proposed. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

4.2 CHANGE OF ZONE NO. 1900020 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)3 (General Rule) – Applicant: Carl Mauger – Engineer/Representative: Stefan Lanthier – Fifth Supervisorial District – Western Coachella Valley Area Plan (General Plan): Community Development: Light Industrial (CD-LI) – Pass & Desert District Zoning Area – Zoning: Controlled Development Areas (W-2) – Location: Northerly of Dillion Road, easterly of N. Indian Canyon Drive, southerly of 16th Avenue, and westerly of Little Morongo Road – Area: 2.42 Acres – **REQUEST:** the proposal is to change the existing zoning classification of approximately 2.42 acres from W-2 (Controlled Development Area) to M-SC (Manufacture Service Commercial) to be consistent with the existing General Plan designation. APN's 666-190-004 and 666-190-006. Project Planner: Travis Engelking at phone (951) 955-1417 or email at TEngelki@rivco.org.

5.0 WORKSHOP

5.1 TEMPORARY EVENTS WORKSHOP

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS

ADOPTED Planning Commission Resolution No. 2019-231; and

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

ADOPT Mitigated Negative Declaration for Environmental Assessment No. CEQ180035; and,

TENTATIVELY Approve General Plan Amendment No. 1201; and,

TENTATIVELY Approve Change of Zone No. 7946; and,

APPROVE Public Conveyance and Necessity Findings; and,

APPROVE Conditional Use Permit No. 180007; and,

APPROVE Plot Plan No. 180011; and,

APPROVE Plot Plan No. 180012, subject to the conditions of approval as modified at hearing.

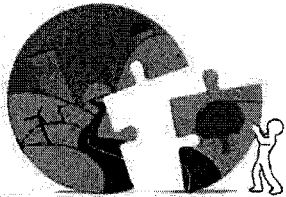
Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

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

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY Approve Change of Zone No. 1900020.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**

Agenda Item No.:


1.1

Planning Commission Hearing: October 16, 2019

PROPOSED PROJECT

Case Number(s): TR36785E01
Area Plan: Sun City/Menifee Valley
Zoning Area/District: Winchester Area
Supervisory District: Third District
Project Planner: Gabriel Villalobos
APNs: 466-210-029, 030, 031, 032, 033,
034, 035, 036, 038

Applicant(s):
Global Investment Pool LLC
c/o Jeff Enes


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 170.8 gross acres into 511 residential lots with a 5,500 sq.ft. minimum lot size, and 25 lettered lots consisting of drainage basins, parks, paseos, and open space.

The project is located north of Wickerd Road, east of Heinz Lane, south of Garbani Road, and west of Brandon Lane.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 36785**, extending the expiration date to July 12, 2022, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

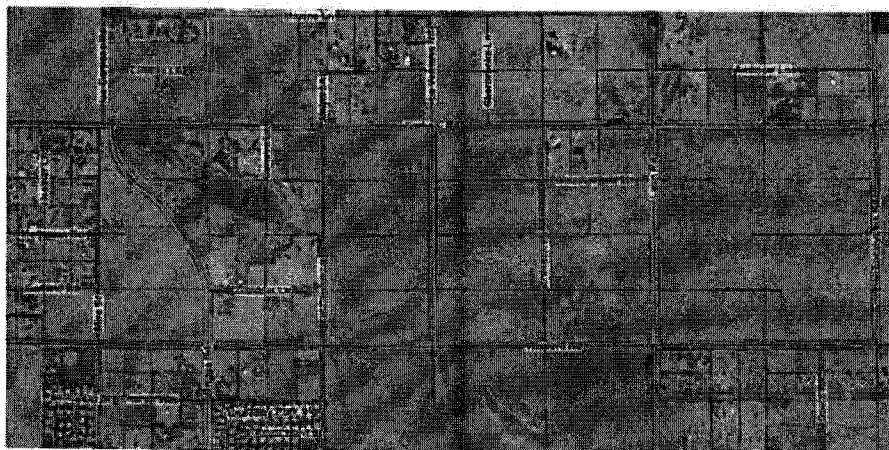


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 36785 was originally approved at Planning Commission on June 15, 2016. It proceeded to the Board of Supervisors along with General Plan Amendment No. 1129 and Change of Zone No. 7856 where both applications were approved on July 12, 2016.

The First Extension of Time was received June 14, 2019, ahead of the expiration date of July 12, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (July 25, 2019) indicating the acceptance of the new recommended conditions of approval.

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

Riverside County Tentative Map Extensions

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

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

This 1st extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and would expire on July 12, 2025.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become July 12, 2022. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

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

FINDINGS

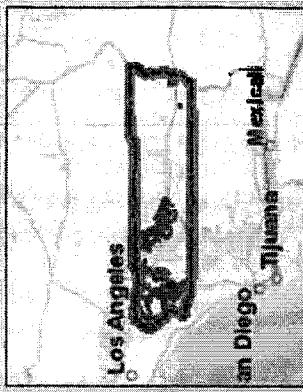
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

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

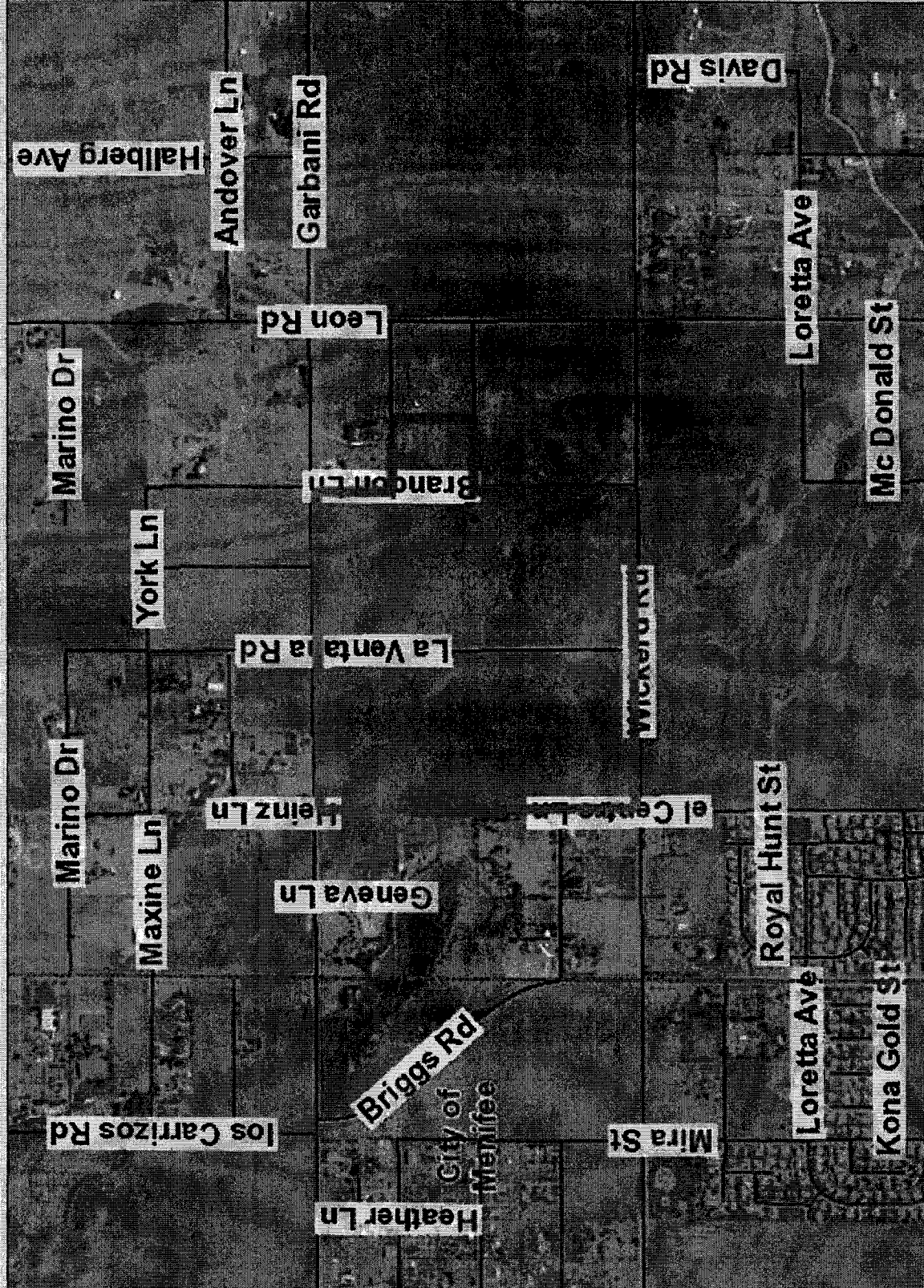
1st EOT for TR36785

Vicinity Map



- Legend**
- County Centerline Names
 - County Centerlines
 - Blue-line Streams
 - City Areas

Notes



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



REPORT PRINTED ON... 9/25/2019 2:49:32 PM

© Riverside County GIS



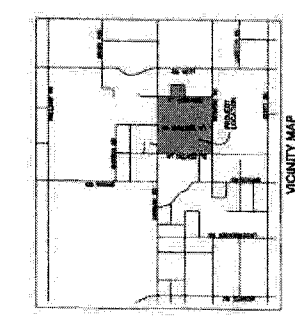
TENTATIVE TRACT MAP NO. 36785

COUNTY OF INDIANA, STATE OF CALIFORNIA

PANELS IN THIS TRACT MAP SHOW THE LOCATION AND BOUNDARIES OF ALL LOTS, STREETS, AND OTHER FEATURES OF THE TRACT MAP, AS THEY APPEAR IN THE OFFICIAL RECORDS OF THE COUNTY OF INDIANA, AND AS THEY APPEAR IN THE OFFICIAL RECORDS OF THE COUNTY OF CALIFORNIA, AND AS THEY APPEAR IN THE OFFICIAL RECORDS OF THE COUNTY OF INDIANA, AND AS THEY APPEAR IN THE OFFICIAL RECORDS OF THE COUNTY OF CALIFORNIA.

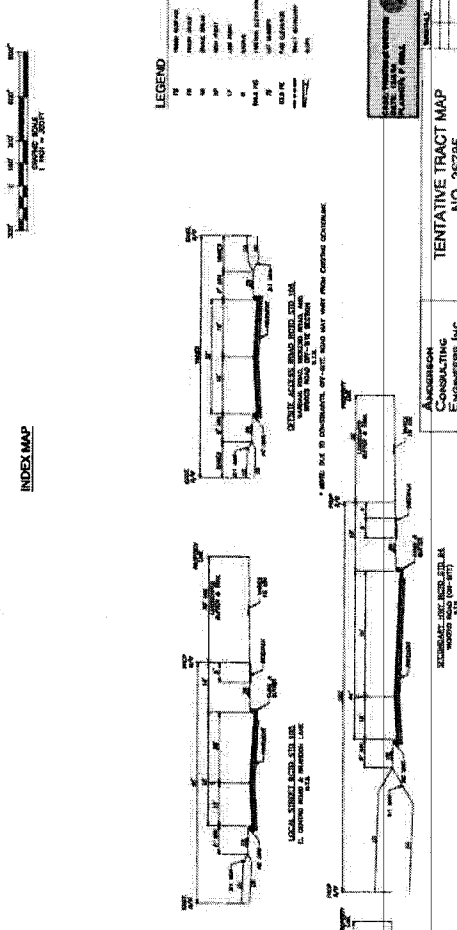
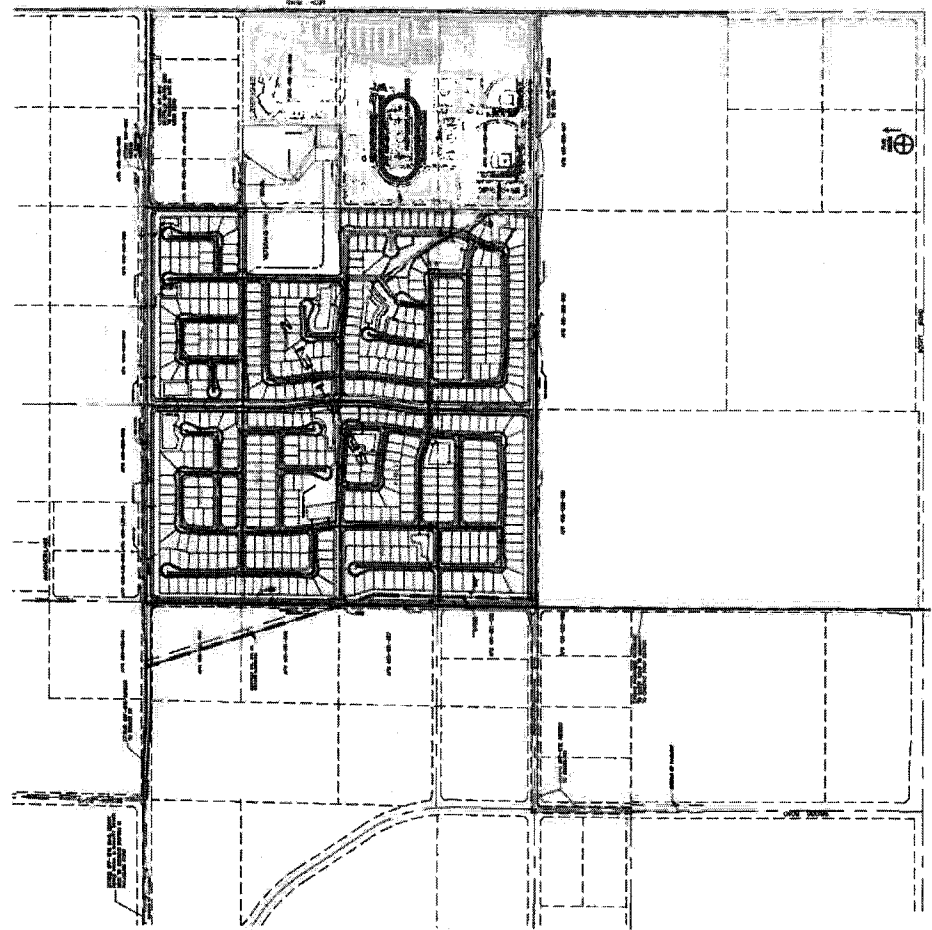
NOVEMBER, 2014

LOT AREA TABLE		PHASE 3 - CONT'D		PHASE 8 - CONT'D		PHASE 11 - CONT'D	
LOT NO.	AREA (SQ FT)	LOT NO.	AREA (SQ FT)	LOT NO.	AREA (SQ FT)	LOT NO.	AREA (SQ FT)
1	1000	101	1000	201	1000	301	1000
2	1000	102	1000	202	1000	302	1000
3	1000	103	1000	203	1000	303	1000
4	1000	104	1000	204	1000	304	1000
5	1000	105	1000	205	1000	305	1000
6	1000	106	1000	206	1000	306	1000
7	1000	107	1000	207	1000	307	1000
8	1000	108	1000	208	1000	308	1000
9	1000	109	1000	209	1000	309	1000
10	1000	110	1000	210	1000	310	1000
11	1000	111	1000	211	1000	311	1000
12	1000	112	1000	212	1000	312	1000
13	1000	113	1000	213	1000	313	1000
14	1000	114	1000	214	1000	314	1000
15	1000	115	1000	215	1000	315	1000
16	1000	116	1000	216	1000	316	1000
17	1000	117	1000	217	1000	317	1000
18	1000	118	1000	218	1000	318	1000
19	1000	119	1000	219	1000	319	1000
20	1000	120	1000	220	1000	320	1000
21	1000	121	1000	221	1000	321	1000
22	1000	122	1000	222	1000	322	1000
23	1000	123	1000	223	1000	323	1000
24	1000	124	1000	224	1000	324	1000
25	1000	125	1000	225	1000	325	1000
26	1000	126	1000	226	1000	326	1000
27	1000	127	1000	227	1000	327	1000
28	1000	128	1000	228	1000	328	1000
29	1000	129	1000	229	1000	329	1000
30	1000	130	1000	230	1000	330	1000
31	1000	131	1000	231	1000	331	1000
32	1000	132	1000	232	1000	332	1000
33	1000	133	1000	233	1000	333	1000
34	1000	134	1000	234	1000	334	1000
35	1000	135	1000	235	1000	335	1000
36	1000	136	1000	236	1000	336	1000
37	1000	137	1000	237	1000	337	1000
38	1000	138	1000	238	1000	338	1000
39	1000	139	1000	239	1000	339	1000
40	1000	140	1000	240	1000	340	1000
41	1000	141	1000	241	1000	341	1000
42	1000	142	1000	242	1000	342	1000
43	1000	143	1000	243	1000	343	1000
44	1000	144	1000	244	1000	344	1000
45	1000	145	1000	245	1000	345	1000
46	1000	146	1000	246	1000	346	1000
47	1000	147	1000	247	1000	347	1000
48	1000	148	1000	248	1000	348	1000
49	1000	149	1000	249	1000	349	1000
50	1000	150	1000	250	1000	350	1000
51	1000	151	1000	251	1000	351	1000
52	1000	152	1000	252	1000	352	1000
53	1000	153	1000	253	1000	353	1000
54	1000	154	1000	254	1000	354	1000
55	1000	155	1000	255	1000	355	1000
56	1000	156	1000	256	1000	356	1000
57	1000	157	1000	257	1000	357	1000
58	1000	158	1000	258	1000	358	1000
59	1000	159	1000	259	1000	359	1000
60	1000	160	1000	260	1000	360	1000
61	1000	161	1000	261	1000	361	1000
62	1000	162	1000	262	1000	362	1000
63	1000	163	1000	263	1000	363	1000
64	1000	164	1000	264	1000	364	1000
65	1000	165	1000	265	1000	365	1000
66	1000	166	1000	266	1000	366	1000
67	1000	167	1000	267	1000	367	1000
68	1000	168	1000	268	1000	368	1000
69	1000	169	1000	269	1000	369	1000
70	1000	170	1000	270	1000	370	1000
71	1000	171	1000	271	1000	371	1000
72	1000	172	1000	272	1000	372	1000
73	1000	173	1000	273	1000	373	1000
74	1000	174	1000	274	1000	374	1000
75	1000	175	1000	275	1000	375	1000
76	1000	176	1000	276	1000	376	1000
77	1000	177	1000	277	1000	377	1000
78	1000	178	1000	278	1000	378	1000
79	1000	179	1000	279	1000	379	1000
80	1000	180	1000	280	1000	380	1000
81	1000	181	1000	281	1000	381	1000
82	1000	182	1000	282	1000	382	1000
83	1000	183	1000	283	1000	383	1000
84	1000	184	1000	284	1000	384	1000
85	1000	185	1000	285	1000	385	1000
86	1000	186	1000	286	1000	386	1000
87	1000	187	1000	287	1000	387	1000
88	1000	188	1000	288	1000	388	1000
89	1000	189	1000	289	1000	389	1000
90	1000	190	1000	290	1000	390	1000
91	1000	191	1000	291	1000	391	1000
92	1000	192	1000	292	1000	392	1000
93	1000	193	1000	293	1000	393	1000
94	1000	194	1000	294	1000	394	1000
95	1000	195	1000	295	1000	395	1000
96	1000	196	1000	296	1000	396	1000
97	1000	197	1000	297	1000	397	1000
98	1000	198	1000	298	1000	398	1000
99	1000	199	1000	299	1000	399	1000
100	1000	200	1000	300	1000	400	1000



- UTILITY PURVEYORS**
- AT&T - 300 N. 1st St. - 300 N. 1st St. - 300 N. 1st St.
 - TELEPHONE CO. - 300 N. 1st St. - 300 N. 1st St. - 300 N. 1st St.
 - WATER - 300 N. 1st St. - 300 N. 1st St. - 300 N. 1st St.
 - SEWER - 300 N. 1st St. - 300 N. 1st St. - 300 N. 1st St.
 - POWER - 300 N. 1st St. - 300 N. 1st St. - 300 N. 1st St.
 - NATURAL GAS - 300 N. 1st St. - 300 N. 1st St. - 300 N. 1st St.
 - RAIN WATER - 300 N. 1st St. - 300 N. 1st St. - 300 N. 1st St.
- STREET DATA**
- 300 N. 1st St. - 300 N. 1st St. - 300 N. 1st St.
 - 300 N. 2nd St. - 300 N. 2nd St. - 300 N. 2nd St.
 - 300 N. 3rd St. - 300 N. 3rd St. - 300 N. 3rd St.
 - 300 N. 4th St. - 300 N. 4th St. - 300 N. 4th St.
 - 300 N. 5th St. - 300 N. 5th St. - 300 N. 5th St.
- LAND USE NOTES**
- 1. ALL LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES.
 - 2. ALL LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES.
 - 3. ALL LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES.

- GENERAL NOTES**
1. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
 2. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
 3. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
 4. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
 5. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
 6. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
 7. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
 8. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
 9. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
 10. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
- EARTHWORK**
- 1. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
 - 2. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
- APPLICANT**
- 1. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
 - 2. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
- PREPARED BY**
- 1. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
 - 2. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
- LAND OWNERS**
- 1. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
 - 2. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.



LEGEND

- 1. LOT BOUNDARY
- 2. STREET CENTERLINE
- 3. LOT CENTERLINE
- 4. LOT CORNER
- 5. LOT AREA
- 6. LOT PERIMETER
- 7. LOT AREA
- 8. LOT PERIMETER
- 9. LOT AREA
- 10. LOT PERIMETER

TENTATIVE TRACT MAP
NO. 36785
COUNTY OF INDIANA, STATE OF CALIFORNIA

Prepared by:
A. Anderson
Anderson
Engineers, Inc.
12345 Main St., Suite 100
San Jose, CA 95128
(408) 555-1234

Scale: 1" = 100' (or as shown)

DATE: 11/10/14

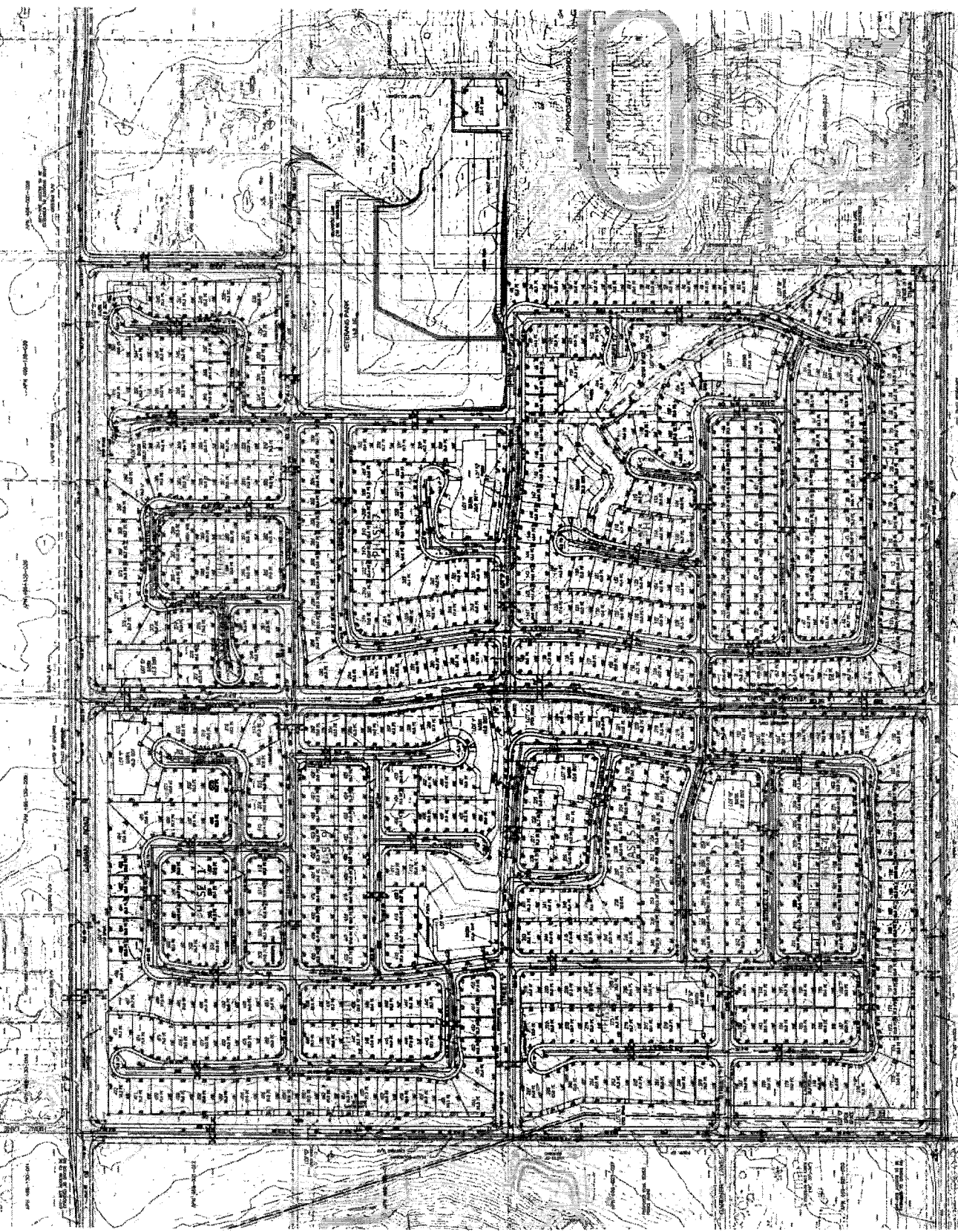
PROJECT: TRACT MAP NO. 36785

SHEET 1 OF 2

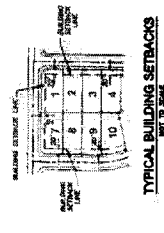
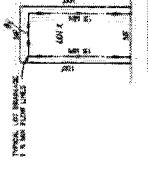
COUNTY OF INDIANAPOLIS, STATE OF INDIANA
TENTATIVE TRACT MAP NO. 36785

APPROVED FOR THE COUNTY OF INDIANAPOLIS, STATE OF INDIANA, BY THE COUNTY CLERK, IN HIS OFFICE, ON THIS 15TH DAY OF NOVEMBER, 1974, AT INDIANAPOLIS, INDIANA.

NOVEMBER 20, 1974



EASEMENTS
 TO BE CONVEYED TO THE STATE OF INDIANA, COUNTY OF INDIANAPOLIS, BY THE COUNTY CLERK, IN HIS OFFICE, ON THIS 15TH DAY OF NOVEMBER, 1974, AT INDIANAPOLIS, INDIANA.



TENTATIVE TRACT MAP
 NO. 36785
 COUNTY OF INDIANAPOLIS, STATE OF INDIANA

ANDERSON
 ENGINEERING, INC.
 1000 WEST 10TH AVENUE, SUITE 200
 INDIANAPOLIS, INDIANA 46204

SHEET 1 OF 3

Extension of Time Environmental Determination

Project Case Number: TR36785

Original E.A. Number: 42643

Extension of Time No.: 1st EOT

Original Approval Date: July 12, 2016

Project Location: North of Wickerd Road, east of Heinz Lane, south of Garbani Road, west of Brandon Lane

Project Description: a Schedule "A" subdivision subdividing 170.8 gross acres into 511 residential lots with a 5,500 sq.ft. minimum lot size, and 25 lettered lots consisting of drainage basins, parks, paseos, and open space.

On July 12, 2016, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: Gabriel Villalobos
Gabriel Villalobos, Project Planner

Date: 2/25/19
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Jeff Enes <jenes@ihpinc.com>
Sent: Thursday, July 25, 2019 3:34 PM
To: Villalobos, Gabriel
Cc: Noah Shih; Farris Haddad (FarrisH@kaengineering.com); Roselyn Nguyen
Subject: RE: Recommended Conditions for TR36785 1st EOT

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

July 25, 2019

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501

Attention: Gabriel Villalobos

Regarding: First Extension of Time Request for Tentative Tract Map No. 36785

Dear Mr. Villalobos:

Global Investment Pool LLC, the applicant for TTM 36785 1st extension of time , accepts the (7) seven additional new conditions of approval as follows:

1. 050 – E Health – Req E Health Documents
2. 050 – Transportation – Final Access and Maintenance
3. 060 – BS-Grade – Req BMP SWPPP WQMP
4. 060 – Transportation – Final WQMP for Grading
5. 080 – Transportation – WQMP and Maintenance
6. 090 – BS-Grade – WQMP Required
7. 090 – Transportation – WQMP Comp and BNS Reg

Please proceed with preparation of the staff report package. Should you have any questions feel free to contact me at (949) 655-7023.

Sincerely,

Jeff Enes
Global Investment Pool LLC

Jeff Enes | Senior Vice President

IHP Capital Partners
100 Bayview Circle, Suite 2000
Newport Beach, CA 92660
949-851-2121 main
949-655-7023 direct
jenes@ihpinc.com

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Tuesday, July 16, 2019 2:22 PM
To: Jeff Enes <jenes@ihpinc.com>
Subject: Recommended Conditions for TR36785 1st EOT

Attn: Global Investment Pool LLC
c/o Jeff Enes
100 Bayview Circle, Suite 2000
Newport Beach, CA 92660

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 36785.

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

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

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

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

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

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

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

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

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



PLANNING DEPARTMENT

How are we doing? Click the Link and tell us

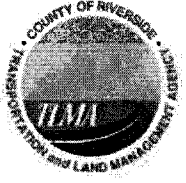
Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

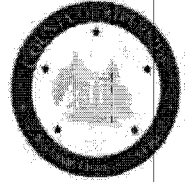
County of Riverside California

Disclaimer: IHP Capital Partners, a registered investment adviser with the Securities and Exchange Commission, archives and may review outgoing and incoming e-mail and may produce any e-mail at the request of regulators. This transmission should not be construed as a solicitation or an offer to buy or sell securities. E-mail transmissions cannot be guaranteed to be secure or error free as information may be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. IHP does not accept any liability for the contents of this e-mail message or any actions taken on the basis of this message. If you would like to receive this information in an alternative method, please contact the sender. This e-mail and any files transmitted with it may be confidential and are intended solely for the use of the recipient(s) to whom they are addressed, even if addressed incorrectly. If you are not the intended recipient you should not disseminate, distribute or copy this e-mail, but instead should notify the sender immediately by e-mail if you have received this by mistake and delete this e-mail from your system. This material may contain confidential and/or privileged information and should not be sent to any third parties. Any unauthorized copying, disclosure, or distribution of the material herein is strictly forbidden.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



09/25/19, 3:08 pm

TR36785E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36785E01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade

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

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

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

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

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

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

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

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

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

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

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

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 6 0010-BS-Grade-MAP - FINISH GRADE (cont.)

the California Building Code and Ordinance 457.

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

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

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

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

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

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

BS-Grade. 10 0010-BS-Grade-MAP - NO GRDG & SUBDIVIDING

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

BS-Grade. 11 0010-BS-Grade-MAP - NPDES INSPECTIONS

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

ADVISORY NOTIFICATION DOCUMENT**BS-Grade****BS-Grade. 11****0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)**

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

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

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

BS-Grade. 12**0010-BS-Grade-MAP - OBEY ALL GDG REGS**

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 12 0010-BS-Grade-MAP - OBEY ALL GDG REGS (cont.)

regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

BS-Grade. 13 0010-BS-Grade-MAP - PRE-CONSTRUCTION

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

BS-Grade. 14 0010-BS-Grade-MAP - RETAINING WALLS

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

BS-Grade. 15 0010-BS-Grade-MAP - SLOPE SETBACKS

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

E Health

E Health. 1 0010-E Health-USE - NOISE STUDY

Noise Consultant: Urban Crossroads
41 Corporate Park Suite 300
Irvine, CA 92606

Noise Study: "French Valley 170, Preliminary Noise Impact Study, County of Riverside," dated January 6, 2015
Ref. 09239-11 Noise Study

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR36785 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated February 9, 2015 c/o Steven Hinde.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-USE - NOISE STUDY (cont.)

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

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE

TR36785 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD) It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

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

Fire

Fire. 1 0010-Fire-MAP-#16-HYDRANT/SPACING

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

Fire. 2 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

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

Flood

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

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1 0010-Flood-MAP 10 YR CURB - 100 YR ROW (cont.)**

installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

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

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

Flood. 3 0010-Flood-MAP COORDINATE DRAINAGE DESIGN

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

Flood. 4 0010-Flood-MAP FLOOD HAZARD REPORT

Tentative Tract Map (TR) 36785 is a proposal for a Schedule "A" subdivision of 170.8 gross acres into residential lots, drainage basins, parks, paseos, and open space lots in the Winchester area. The project site is located in the Menifee area on the southeast corner of El Centro Lane and Garbani Road. Wickerd Road bounds the site to the south. Change of Zone (CZ) 7856, which proposes to change the existing zoning from Residential Agriculture - 5 Acre Minimum (R-A-5) to Planned Residential (R-4), is being processed concurrently with Tract Map 36785. These conditions are based on the drainage study dated August 31, 2015 and amended number 2 project exhibit dated March 2016.

The site is along a subtle ridge-line and slopes in two different directions with the stormwater runoff draining into two different watersheds. The stormwater runoff from the northern quarter of the site slopes north towards Salt Creek, which is part of the Santa Ana River Watershed. The stormwater runoff from the southern three-quarters drains southeast towards Warm Springs Creek, which is part of the Santa Margarita River Watershed. Diversions of tributary

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 4

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

drainage area between the two watersheds greater than 1 acre will not be accepted. There is an offsite drainage area of approximately 45 acres from the hills to the west that is tributary to the northwest corner of the site. Another offsite drainage area of approximately 110 acres from the hills to the west that is tributary to the southwest corner of the site.

There are two back-bone underground drainage facilities that collect the tributary offsite runoff from the west (Line 1 and Line 3, according to drainage study) and have a proposed alignment in the main arterial streets in the project. An emergency escape path shall be provided for the stormwater runoff at all inlet works for the proposed storm drains in the event that the inlets become blocked with debris. To prevent flood damage to the proposed structures, all proposed pads in the vicinity of the inlet works and along the emergency escape path shall be protected from flooding by properly elevating the pads in relation to the depth of in the flow path. The pads are setback from the inlet works with a landscape buffer and wall to provide adequate flow through area in the event the emergency escape of the stormwater runoff is necessary.

These back-bone facilities convey the flows safely through the site which confluence with mitigated onsite stormwater runoff and discharge at the project limits downstream. The proposed storm drains shall be designed to the District's standards. This includes but not limited to vehicular maintenance access to the flowlines of all inlets and outlets with turn-arounds (District Standard M827) or other acceptable design. This will require offsite easements to be obtained from the adjacent property owner(s). The approximate easement limits are shown on the exhibit. Letters from the affected property owners have been submitted to the District and indicate their cooperation for the release of concentrated flows and easements for the inlet and outlet design. A copy of the recorded drainage easement shall be submitted to the District prior to the issuance of any permits for the project. The final details of the design can be worked out in the improvement plan check phase of development.

ADVISORY NOTIFICATION DOCUMENT

Flood

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

A phasing map was included with the submittal indicating the development is to be constructed in phases. Each phase must be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved preliminary water quality management plan (PWQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

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

Flood. 5 **0010-Flood-MAP INCREASED RUNOFF**

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

Flood. 6 **0010-Flood-MAP INCREASED RUNOFF CRITERIA**

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 6

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

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

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

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

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

Low Loss rates will be determined using the following:

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

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

ADVISORY NOTIFICATION DOCUMENT

Flood

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

on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

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

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

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

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

Flood. 7 **0010-Flood-MAP MAJOR FACILITIES**

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

Flood. 8 **0010-Flood-MAP SUBMIT FINAL WQMP =PRELIM**

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 8 **0010-Flood-MAP SUBMIT FINAL WQMP =PRELIM (cont.)**

Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

Flood. 9 **0010-Flood-MAP WQMP ESTABL MAINT ENTITY**

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans,

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 9 **0010-Flood-MAP WQMP ESTABL MAINT ENTITY (cont.)**

grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

General

General. 1 **0100-Planning-MAP - LOT AA PARK CONSTRUCTION**

Prior to the issuance of the 178th building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot AA of the TENTATIVE MAP and the park shall be fully operable and open for public use.

General. 2 **0100-Planning-MAP - LOT HH PARK CONSTRUCTION**

Prior to the issuance of the 471st building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot HH of the TENTATIVE MAP and the park shall be fully operable and open for public use.

General. 3 **0100-Planning-MAP - LOT K PARK CONSTRUCTION**

Prior to the issuance of the 280th building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot K of the TENTATIVE MAP and the park shall be fully operable and open for public use.

General. 4 **0100-Planning-MAP - LOT N PARK CONSTRUCTION**

Prior to the issuance of the 346th building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot N of the TENTATIVE MAP and the park shall be fully operable and open for public use.

General. 5 **0100-Planning-MAP - LOT S PARK CONSTRUCTION**

Prior to the issuance of the 130th building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot S of the TENTATIVE MAP and the park shall be fully operable and open for public use.

ADVISORY NOTIFICATION DOCUMENT**General**

General. 6 **0100-Regional Parks and Open Space-MAP - TRAIL/PARK MAINTENANCE M (cont.)**

General. 6 **0100-Regional Parks and Open Space-MAP - TRAIL/PARK MAINTENANCE M**

Prior to the issuance of the 20th building permit, the applicant shall provide written documentation to the Planning Department and Valley Wide that a trail maintenance mechanism is in place.

General. 7 **0100-Regional Parks and Open Space-MAP - TRAIL/PARK PLANS**

Prior to the issuance of the 20th building permit, the applicant shall have the trail and park plans as shown on the exhibit/trail plan approved by the Valley Wide Recreation and Parks District. Additionally, the ball fields provided within the park shall provide lighting for nighttime use, subject to the approval by Valley Wide Recreation and Parks District. The Veteran's Memorial design shall be coordinated between the County of Riverside, developer, and the Veterans group(s) and shall be funded by the developer and grants, as may be available.

General. 8 **0100-Regional Parks and Open Space-MAP - VETERANS PARK CONST**

Prior to the issuance of the 261st building permit, the applicant shall have completed construction of the approximately 15.4 acre Veterans Park located on Lot NN and have scheduled an inspection with Valley Wide Recreation and Parks District for its approval of the completed work. Additionally, the ball fields provided within the park shall provide lighting for nighttime use, subject to the approval by Valley Wide Recreation and Parks District. Lighting shall comply with Ordinance No. 655 requirements.

Planning

Planning. 1 **0010-Planning-MAP - ADDITIONAL SETBACK**

Based on the design of the project, lots 233 through 246 shall have a rear yard setback of 30 feet to any habitable structure.

Planning. 2 **0010-Planning-MAP - DESIGN GUIDELINES**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8

0010-Planning-MAP - MM 4.10-3 (cont.)

control pollutant concentrations for all pollutants, but especially for those identified pollutants that impair downstream surface water quality (Canyon Lake and Warm Springs Creek) at the time construction occurs. Source Control BMPs reduce the potential for urban runoff and pollutants from coming into contact with one another. Source Control BMPs that may be incorporated into the project are: (*Note: Source Control BMPs table is provided at end of summary of mitigation measures for Section 4.10.)

- a. Education/Training for property owners, operators, tenants, occupants, or employees.
- b. Irrigation system and landscape maintenance.
- c. Common area litter control.
- d. Sweeping of public streets, private streets, and parking lots.
- e. Drainage facility inspection and maintenance.
- f. Strict controls over use of fertilizers on both public and private property.
- g. MS4 stenciling and signage.
- h. Protection of slopes and channels such as riprap, vegetation in landscaped areas, etc.

Planning. 9

0010-Planning-MAP - MM 4.13-10

Per MM 4.13-10, the project proponent shall establish a noise complaint/response program that shall include keeping the local community informed of the schedule, duration, and progress of the construction, in order to minimize the public objections to unavoidable noise. Communities where construction is scheduled should be notified in advance of the construction and of the expected construction-related temporary and intermittent noise increases. This can be accomplished by posting signs with phone contacts and information regarding construction schedules a minimum of one week before initiating ground disturbing activities.

Planning. 10

0010-Planning-MAP - MM 4.13-11

Per MM 4.13-11, during future construction activities with heavy equipment within 300 feet of occupied residences, vibration field tests shall be conducted at the nearest occupied residences. If vibrations exceed 72 VdB, the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13

0010-Planning-MAP - MM 4.13-16 (cont.)

3. Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
4. Attic: Attic vents should be oriented away from Garbani Road, La Ventana Road, and Wickerd Road. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.
5. Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the Uniform Mechanical Code. Wall mounted air conditioners shall not be used.
6. Furnishings: All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad.

The improvements listed in this measure shall be offered to the existing residents along Garbani Road and included in the future residences exposed to noise from the high school athletic field(s).

Planning. 14

0010-Planning-MAP - MM 4.13-18

Per MM 4.13-18, where the proposed Project will cause a significant noise level increase as defined in Section 4.13.3.1 and summarized in Table 4.13-1 of this document at off-site residential and sensitive uses (along roadway segments 31, 32 and 62), the proposed Project shall implement supplemental noise controls designed to reduce noise level impacts below the applicable level of significance at all legal conforming use residential dwellings. Supplemental noise controls may include exterior noise walls or structural retrofits. Structural retrofits could include upgraded dual-paned windows, air conditioning, wall insulation or other methods acceptable to the property owner that can be demonstrated to reduce

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 23 **0010-Planning-MAP - MM 4.18.1-1 (cont.)**

Toilets (ULFT), accommodate the installation of High Efficiency Clothes Washers (HECW), and install low-flow showerheads. Modelhome designs shall also consider the California Friendly Model Home Program to install water efficient landscaping, fixtures, and appliances to demonstrate water savings for homeowners.

Planning. 24 **0010-Planning-MAP - MM 4.18.1-2**

Per MM 4.18.1-2, although use of recycled water is incorporated as part of the project, the future development shall connect all possible landscaping at the site to a recycled water system and use this system exclusively to water these landscaped areas.

Planning. 25 **0010-Planning-MAP - MM 4.18.1-3**

Per MM 4.18.1-3, smart landscape/irrigation management/control systems (including drip systems) shall be installed on all irrigation systems, public and private, within the project's boundaries.

Planning. 26 **0010-Planning-MAP - MM 4.18.1-4**

Per MM 4.18.1-4, at a minimum turf shall be limited to 20% of each lot. Individual home owners shall be provided a brochure prior to installing landscaping that provides basic information on eliminating turf from each private lot; how to install and maintain drought resistant plants; and how to utilize xeroscaping to create a pleasant living environment.

Planning. 27 **0010-Planning-MAP - MM 4.18.2-3**

Per MM 4.18.2-3, the contractor shall temporarily relocate existing overhead facilities, as necessary to maintain service, while grading and installing the new underground system is underway.

Planning. 28 **0010-Planning-MAP - MM 4.18.2-4**

Per MM 4.18.2-4, gas service shall remain available to all existing customers during construction of new and replacement gas lines within the project site.

Planning. 29 **0010-Planning-MAP - MM 4.18.3-1**

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 29****0010-Planning-MAP - MM 4.18.3-1 (cont.)**

Per MM 4.18.3-1, the project proponent shall recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, metal, etc.) generated by development of the project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Waste Recycle Plan (WRP) to ensure compliance. The WRP must identify materials that will be generated by construction and development, the project amounts, the measures/methods that will be taken to recycle, reuse and/or reduce the amount of materials, the facilities and/or hauler that will be utilized, and the targeted recycling or reduction rate. During Project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and another for recycling of construction materials. Additional bins are encouraged to be used for further source separation of construction materials. Accurate record keeping (receipts) for recycling of construction materials and solid waste disposal must be kept. The WRP must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits. Evidence of Project compliance (receipts) with the approved WRP must be presented to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection.

Planning. 30**0010-Planning-MAP - MM 4.2-1**

Per MM 4.2-1, light from exterior light fixtures within TR 36785 Amended shall implement the County's Dark Sky standards and limit offsite (off of the property) illumination to 0.25 footcandle, except as may be required by the County along Wickard or Garbani Roads for safety consistent with their designations in the County General Plan Transportation Element.

Planning. 31**0010-Planning-MAP - MM 4.2-2**

All lots located along the perimeter of the property shall utilize materials that are not conducive to

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 31 **0010-Planning-MAP - MM 4.2-2 (cont.)**

glare or reflection. The lots located along the perimeter shall not create glare from sunlight or exterior lighting that impact vehicles traveling on adjacent roadways where feasible. If potential glare impacts are identified, the building orientation, non-glare reflective materials or other design solutions shall be implemented to eliminate glare impacts.

Planning. 31 **0010-Planning-MAP - MM 4.2-2**

When final subdivision maps are submitted to the local agency for review and approval, an analysis of potential glare from sunlight or exterior lighting to impact vehicles traveling on adjacent roadways or other structures shall be included in the submittal. This analysis shall demonstrate that due to building orientation or exterior treatment, no significant glare may be caused that could negatively impact drivers on the local roadways or impact adjacent land uses. If potential glare impacts are identified, the building orientation, non-glare reflective materials or other design solutions shall be implemented to eliminate glare impacts.

Planning. 32 **0010-Planning-MAP - MM 4.4-1**

Per MM 4.4-1, the following fugitive dust control measures shall be incorporated into Project plans and specifications for implementation:

1. All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
2. The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
3. The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.
4. Where blasting is implemented dust generation can be

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 32 **0010-Planning-MAP - MM 4.4-1 (cont.)**

reduced by using blankets where feasible or application of water immediately following the blast.

Planning. 33 **0010-Planning-MAP - MM 4.4-10**

Per MM 4.4-10, all streets shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers if visible soil materials are carried to adjacent streets.

Planning. 34 **0010-Planning-MAP - MM 4.4-11**

per MM 4.4-11, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite.

Planning. 35 **0010-Planning-MAP - MM 4.4-12**

Per MM 4.4-12, the applicant shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours.

Planning. 36 **0010-Planning-MAP - MM 4.4-13**

Per MM 4.4-13, the simultaneous disturbance of the site shall be limited to 6.5 acres per day.

Planning. 37 **0010-Planning-MAP - MM 4.4-14**

Per MM 4.4-14, any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered three times daily.

Planning. 38 **0010-Planning-MAP - MM 4.4-15**

Per MM 4.4-15, a high wind response plan shall be formulated for enhanced dust control if winds are forecast to exceed 25 mph in any upcoming 24-hour period.

Planning. 39 **0010-Planning-MAP - MM 4.4-18**

Per MM 4.4-18, the applicant shall use electric construction equipment where technically feasible, where the electric equipment can perform comparably to fueled equipment.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 40 **0010-Planning-MAP - MM 4.4-21 (cont.)**

Planning. 40 **0010-Planning-MAP - MM 4.4-21**

Per MM 4.4-21, the applicant shall design buildings for passive heating and cooling and natural light, including building orientation, proper orientation and placement of windows, overhangs, skylights, etc.

Planning. 41 **0010-Planning-MAP - MM 4.4-22**

Per MM 4.4-22, the applicant shall install solar water heating system connections to generate all hot water requirements.

Planning. 42 **0010-Planning-MAP - MM 4.4-25**

Per MM 4.4-25, electrical outlets shall be installed on the exterior walls of all residential buildings to promote the use of electric landscape maintenance equipment.

Planning. 43 **0010-Planning-MAP - MM 4.4-26**

Per MM 4.4-26, the applicant shall provide direct, safe, attractive pedestrian access from project to transit stops and adjacent development.

Planning. 44 **0010-Planning-MAP - MM 4.4-3**

Per MM 4.4-3, the following shall be included in the construction contract:

Option A: No overlap of Grading-Mass Excavation or Grading-Rough/Fine will occur concurrent with other phases of construction activity. Additionally, all construction equipment greater than 150 horsepower shall be California Air Resources Board (CARB) Tier 3 Certified or better. The total horsepower-hours per day for all equipment shall not exceed 25,808 horsepower-hours per day and the maximum disturbance (actively graded) area shall not exceed 6.5 acres per day.

Option B: All construction equipment greater than 150 horsepower shall be CARB Tier 3 Certified or better with the exception of rubber tired dozers and scrapers which shall be CARB Tier 4 Certified or better. The total

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 44 **0010-Planning-MAP - MM 4.4-3 (cont.)**

horsepower-hours per day for all equipment shall not exceed 38,328 horsepower-hours per day and the maximum disturbance (actively graded) area shall not exceed 8.5 acres per day.

Planning. 45 **0010-Planning-MAP - MM 4.4-4**

Per MM 4.4-4, only "Zero-Volatile Organic Compounds" paints (no more than 150 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications consistent with South Coast Air Quality Management District Rule 1113 shall be used.

Planning. 46 **0010-Planning-MAP - MM 4.5-1**

Per MM 4.5-1, within 30 days prior to commencement of construction activity, a clearance survey shall be conducted by a qualified biologist to determine if any burrowing owl or their burrows are located within the potential area of impact. If occupied burrows may be impacted, an impact minimization plan shall be developed by the biologist that shall protect the burrow in place or provide for closure and relocation to an alternate burrow within the vicinity but outside of the project footprint in accordance with current CDFW and MSHCP burrowing owl guidelines, including preparation of a DBESP. Active nests must be avoided until all nestlings have fledged.

Planning. 47 **0010-Planning-MAP - MM 4.5-2**

Per MM 4.5-2, the removal of potential nesting vegetation of native bird species shall be conducted outside of the nesting season (March 1 to September 1). If vegetation must be removed during nesting season, a qualified biologist shall conduct a nesting bird survey of potentially suitable nesting vegetation prior to removal. Surveys shall be conducted no more than three days prior to scheduled ground disturbing activity. If active nests are identified, the biologist shall establish buffers around the vegetation containing the active nest (500 feet for raptors and 200 feet for non-raptors). The site containing the active nest shall not be removed, and no grading shall occur within the established buffer until a qualified biologist has determined that the nest is no longer active. If clearing is not conducted within three days of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 48 **0010-Planning-MAP - MM 4.5-3 (cont.)**

Planning. 48 **0010-Planning-MAP - MM 4.5-3**

Per MM 4.5-3, in order to reduce potential indirect effects from introduction of invasive species to the future project site (both developed and conserved property), the project shall avoid the use of invasive plant species identified in Table 6-2 of the MSHCP document and in the Specific Plan. CC&Rs to control use of invasive plants shall be enforced through the Home Owners Association. Maintenance of public landscaping within the project area shall include the removal of invasives that may establish through natural dispersal mechanisms.

Planning. 49 **0010-Planning-MAP - MM 4.6-3**

Prior to the issuance of Building Permits, the developer/permit holder, County Archaeologist and the appropriate Native American Tribe shall develop a Preservation Plan for the long-term care and maintenance of P-33-002007 and P-33-023956 and any or all of the features relocated from P-33-002039 and P-33-023952. 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, access provisions, monitoring by the appropriate Native American Tribe and compensation for services, if appropriate; and necessary emergency protocols. The developer/permit holder shall submit a fully executed copy of this Preservation Plan to the County Archaeologist to ensure compliance with this mitigation measure.

Planning. 50 **0010-Planning-MAP - MM 4.6-5**

At least 30 days prior to issuance of grading permits, a Cultural Resources Treatment and Monitoring Agreement shall be entered into between the developer/permit holder and a Native American monitor representing the appropriate Native American Tribe who shall be on site during all earthmoving activities. The Agreement shall identify any CEQA monitoring requirements and the appropriate treatment of cultural resources, including human remains. The Agreement shall also address the roles and responsibilities of the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 50

0010-Planning-MAP - MM 4.6-5 (cont.)

Native American monitor and appropriate compensation for professional Native American monitoring services. The Native American monitor agreement shall also detail treatment and final disposition of any Native American cultural resources, sacred sites, and human remains discovered on the site in accordance with State law and appropriate Native American customs and traditions. The executed Agreement shall be provided to the County of Riverside prior to issuance of a grading permit and shall be implemented during construction. The Native American monitor shall keep a daily log of all activities observed related to the project. A copy of the daily monitoring logs shall be submitted weekly to the Project Archaeologist and are to be included in the Phase IV report as a Confidential Appendix

Planning. 51

0010-Planning-MAP - MM 4.7-1

Per MM 4.7-1, the contractor installing the offsite utility infrastructure shall implement the construction and seismic design guidelines established by the companies and agencies that own these infrastructure systems. These measures are defined in Appendix 4 in Volume 2 of this DEIR and will ensure the infrastructure will be protected from geotechnical hazards discussed in this document. The performance standard shall be that the infrastructure shall remain easily repairable and functional following a regional seismic event.

Planning. 52

0010-Planning-MAP - MM 4.9-1

Per MM 4.9-1, prior to grading permit final, and during construction, should an accidental release of a hazardous material occur, the following actions will be implemented: construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 54****0010-Planning-MAP - MM 4.9-7 (cont.)**

Per MM 4.9-7, prior to finalizing engineering of facilities located within the Southern California Gas easement, the developer shall submit the engineering drawings and construction protocols within the SCG easement for review and approval by SCG. At a minimum the following design protocols shall be implemented for any facilities proposed within the SCG easement: (1) No change of grade shall be proposed without prior written approval of SCG; (2) No permanent structures shall be placed within the easement (buildings, concrete pads, walls, vaults, etc.) without approval by SCG and SCG retains the ability to remove such temporary or permanent structures over the SCG easements at the owner's expense; (3) No deep rooting plans shall be installed within the easement; (4) No poles, signs or fence posts to be installed without the written approval of The Gas Company; (5) Ingress and egress rights to and from the pipeline must be maintained; (6) All substructure crossing must be perpendicular to the gas lines and maintain a minimum 2-foot separation; (7) Only lightly loaded, rubber tire equipment will be allowed over the gas facility and any work over and around the pipeline must be approved by The Gas Company; and (8) All work within the Gas Company Easement must be witnessed by a Gas Company representative and no work will be allowed without the Gas Company representative on site.

Planning. 55**0010-Planning-MAP - OFFSITE SIGNS ORD 679.4**

No offsite subdivision signs advertising this land

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

Planning. 56**0010-Planning-MAP - ORD 810 OPN SPACE FEE**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 60****0010-Planning-MAP - PDP01496 ACCEPTED (cont.)**

mitigation program be developed and implemented during the project to prevent such impacts or reduce them to a level less than significant.

PDP01496 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01496 is hereby accepted for TR36785. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

Planning. 61**0010-Planning-MAP - REQUIRED MINOR PLANS**

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

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

NOTE: The requirements of the above plot plans may be

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-MAP - DEFINITIONS (cont.)

all capitals in the attached conditions of Tentative Tract Map No. 36785 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36785, Amended No. 2, dated 3/4/16.

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

GPA = General Plan Amendment No. 1129

CZ = Change of Zone 7856

EXHIBIT R= R-4 Design Manual

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

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

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

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

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

The land division hereby permitted is to permit a Schedule "A" subdivision of 170.8 gross acres into 511 residential lots, which will range on average from 5,000 square feet to 7,000 square-feet. The proposed subdivision will also include water quality basins, parks, paseos, and open space.

Planning-EPD

Planning-EPD. 1 0010-Planning-EPD- - MSHCP UWIG

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage

Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the on-site mitigation areas or downstream to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the on-site mitigation areas or downstream to the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the on-site mitigation areas or MSHCP Conservation Area. This can be accomplished using a variety of methods including natural

ADVISORY NOTIFICATION DOCUMENT**Planning-EPD****Planning-EPD. 1****0010-Planning-EPD- - MSHCP UWIG (cont.)**

detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

***Toxics**

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the on-site mitigation areas or to any downstream MSHCP Conservation Areas. Measures such as those employed to address drainage issues shall be implemented.

***Lighting**

Night lighting shall be directed away from the on-site mitigation areas to protect species within it. Shielding shall be incorporated into project designs to ensure ambient lighting in the on-site mitigation areas is not increased.

***Noise**

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

***Invasives**

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area or on-site mitigation areas, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area or on-site mitigation areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas or on-site mitigation areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and on-site mitigation areas and their relative

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1 0010-Planning-EPD- - MSHCP UWIG (cont.)

sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

***Barriers**

Proposed land uses adjacent to the MSHCP Conservation Area or on-site mitigation areas shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

***Grading/Land Development and/or Fuel Modification Activities**

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area or on-site mitigation areas.

Planning-EPD. 2 0015-DBESP Requirement

DBESP was approved in 2016, however, due to relocation of sewer line with slightly increased impacts and additional information on Burrowing Owl relocation, DBESP must be resubmitted for approval.

Due to Riparian/Riverine impacts a Determination of Biologically Equivalent or Superior Preservation (DBESP) must be submitted and approved by EPD, RCA and the Wildlife Agencies to demonstrate compliance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan.

Transportation

Transportation. 1 0010-Transportation-MAP - CONSTRUCTION MIT MEASURE

The MM number corresponds to the mitigation measure number found in the project EIR.

Per MM 4.4-5, gravel pads must be installed at all access points to prevent tracking of mud onto public roads.

Per MM 4.4-6, install and maintain track out control devices in effective condition at all access points where paved and unpaved access or travel routes intersect (e.g., Install wheel shakers, wheel washers, and limit site access).

Per MM 4.4-7, all roadways, driveways, sidewalks, etc., shall be completed as soon as possible after construction

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - CONSTRUCTION MIT MEASURE (cont.)

begins. In addition, building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.

Per MM 4.4-8, pave all construction access roads at least 100 feet on to the site from the main road.

Per MM 4.4-9, when materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.

Per MM 4.4-10, all streets shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers if visible soil materials are carried to adjacent streets.

Per MM 4.4-16, the applicant shall implement activity management techniques including (a) development of a comprehensive construction management plan designed to minimize the number of large construction equipment operating during any given time period; (b) scheduling of construction truck trips during non-peak hours to reduce peak hour emissions; and (c) phasing of construction activities.

Per MM 4.4-17, the applicant shall develop a trip reduction plan to achieve a 1.5 AVR for construction employees.

Transportation. 2 0010-Transportation-MAP - COUNTY WEB SITE

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

Transportation. 3 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 **0010-Transportation-MAP - DRAINAGE 1 (cont.)**

on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 4 **0010-Transportation-MAP - DRAINAGE 2**

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

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

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

Transportation. 6 **0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU**

The MM number corresponds to the mitigation measure in the project EIR.

Per MM 4.17-2, the recommended site access driveway improvements for the Project are described below and shall be implemented prior to issuance of any occupancy permits for any residences in TR No. 36785 by the County. Figure 4.17-49 illustrates the on-site and site adjacent recommended intersection lane improvements for Phase 1 (2017) and Figure 4.17-50 illustrates the on-site and site adjacent recommended intersection lane improvements for Phase 2 (2019) (Project buildout). Construction of on-site and site adjacent improvements are required to occur in conjunction with adjacent Project development activity or as needed for Project access purposes and as determined by the County.

The following intersection recommendations represent the minimum lanes that must be provided to achieve

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6

0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

acceptable peak hour operations. As there is not anticipated to be sufficient receiving lanes beyond the Project, a minimum of one lane shall be provided in each direction of travel until such time that the adjacent roadways are also widened to their ultimate General Plan roadway classification. However, the site adjacent roadways will be improved consistent with requirements outlined in this Subchapter of the DEIR.

Phase 1 (2017) El Centro Lane / Driveway 1 - Install a stop control on the westbound approach and construct the intersection with the following geometrics: Northbound Approach: One shared through-right turn lane. Southbound Approach: One shared left-through lane. Eastbound Approach: N/A Westbound Approach: One shared left-right turn lane.

El Centro Lane / Gardner Lane/Driveway2 - Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics: Northbound Approach: One shared left-through-right turn lane. Southbound Approach: One shared left-through-right turn lane. Eastbound Approach: One shared left-through-right turn lane. Westbound Approach: One shared left-through-right turn lane.

El Centro Lane / Wickerd Road - Install a stop control on the southbound approach and construct the intersection with the following geometrics: Northbound Approach: N/A Southbound Approach: One shared left-right turn lane. Eastbound Approach: One shared left-through lane. Westbound Approach: One shared through-right turn lane.

La Ventana Road / Driveway 2 - Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics: Northbound Approach: One shared left-through-right turn lane. Southbound Approach: One shared left-through-right turn lane. Eastbound Approach: One shared left-through-right turn lane. Westbound Approach: One shared left-through-right turn lane.

La Ventana Road / Wickerd Road - Install a stop control on the southbound approach and construct the intersection

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

with the following geometrics: Northbound Approach: N/A
Southbound Approach: One shared left-right turn lane.
Eastbound Approach: One shared left-through lane. Westbound
Approach: One shared through-right turn lane.

Phase 2 (2019) El Centro Lane / Garbani Road - Install
a stop control on the northbound and construct the
intersection with the following geometrics:

Northbound Approach: One shared left-right turn lane.
Southbound Approach: N/A Eastbound Approach: One shared
through-right turn lane. Westbound Approach: One shared
left-through lane.

La Ventana Road / Garbani Road - Install a traffic
signal and construct the intersection with the following
geometrics: Northbound Approach: One left turn lane and one
shared through-right turn lane. Southbound Approach: One
left turn lane and one shared through-right turn lane.
Eastbound Approach: One left turn lane and one shared
through-right turn lane. Westbound Approach: One left turn
lane and one shared through-right turn lane.

The traffic signal at La Ventana Road and Garbani Road
may be eligible for fee credit.

La Ventana Road / Driveway 3 - Install a stop control
on the eastbound and westbound approaches and construct the
intersection with the following geometrics: Northbound
Approach: One shared left-through-right turn lane.
Southbound Approach: One shared left-through-right turn
lane. Eastbound Approach: One shared left-through-right
turn lane. Westbound Approach: One shared
left-through-right turn lane.

La Ventana Road / Driveway 4 - Install a stop control
on the westbound approach and construct the intersection
with the following geometrics: Northbound Approach: One
shared through-right turn lane. Southbound Approach: One
shared left-through lane. Eastbound Approach: N/A Westbound
Approach: One shared left-right turn lane.

Brandon Lane / Garbani Road - Install a stop control on

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6

0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

the northbound and construct the intersection with the following geometrics: Northbound Approach: One shared left-right turn lane. Southbound Approach: N/A Eastbound Approach: One shared through-right turn lane. Westbound Approach: One shared left-through lane.

On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.

Sight distance at each project access point should be reviewed with respect to standard Caltrans and County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans to ensure adequate sight distance in accordance with these standards is fulfilled.

Per MM 4.17-3, the applicant shall fund the recommended improvements set forth below to Address Deficiencies at Intersections for E+P conditions.

Improvement strategies have been recommended at intersections that have been identified as deficient to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better). The effectiveness of the proposed recommended improvements is presented in Table 4.17-18 for E+P traffic conditions. Recommended improvements to address deficiencies for E+P traffic conditions are described below and shall be implemented in accordance with Riverside County requirements as needed. All recommended improvements are consistent with Existing (2014) traffic conditions (see Table 4.16-11).

Recommended Improvement -Haun Road / Holland Road (#2)
-Add traffic signal (required for Existing conditions) -Add a northbound left turn lane (required for Existing conditions) -Add a southbound left turn lane (required for Existing conditions)

Recommended Improvement - Haun Road / Garbani Road (#3)
-Add traffic signal (required for Existing conditions)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6

0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

Recommended Improvement -Haun Road / Scott Road (#4) -Add a 2nd southbound left turn lane (required for Existing conditions) -Add a 2nd eastbound through lane (required for Existing conditions) -Add overlap phasing on the westbound right turn lane (required for Existing conditions)

Recommended Improvement - I-215 Southbound Ramps / Scott Road (#6) -Add a 2nd eastbound through lane (required for Existing conditions) -Add a 2nd westbound through lane (required for Existing conditions) -Increase the intersection cycle length to 120 seconds during the AM and PM peak hours (required for Existing conditions)

As noted previously, the improvements shown for the I-215 South-bound Ramps at Scott Road are a subset of the proposed interchange improvements. Pursuant to the County's traffic study guidelines, the improvements necessary to maintain acceptable peak hour operations have been identified; however, it is unlikely these improvements would be implemented independently outside of the interchange project.

Recommended Improvement - Antelope Road / Scott Road (#11) -Add overlap phasing on the southbound right turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Newport Road (#12) -Add overlap phasing on the northbound right turn lane (required for Existing conditions) -Add a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Garbani Road (#17) -Add a traffic signal (required for Existing conditions)

Recommended Improvement - Menifee Road / Scott Road (#18) -Add a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Leon Road / Scott Road (#31) -Add a traffic signal (required for Existing conditions)

The applicant shall participate in the funding of

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions through the payment of Western Riverside County TUMF, DIF, RBBB, or a fair share contribution as directed by the County. These fees are described in the TIA (Volume 2, Technical Appendices) and are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected population increases. Each of the improvements discussed above have been identified as being included as part of TUMF funding program, DIF funding program, RBBB, or fair share contribution in Section 10 Local and Regional Funding Mechanisms of this TIA, Volume 2, Technical Appendices.

Per MM 4.17-4, the applicant shall fund the recommended Improvements set forth below to Address Deficiencies at Intersections for EAP conditions.

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better). The effectiveness of the recommended improvement strategies discussed below to address EAP traffic deficiencies is presented in Table 4.17-23. The improvements that were previously required to address LOS deficiencies for Existing and E+P traffic conditions are shown in italics. New improvements for EAP traffic conditions are shown in regular text.

Recommended Improvement -Haun Road / Holland Road (#2)
 oAdd traffic signal (required for Existing conditions) oAdd a northbound left turn lane (required for Existing conditions) oAdd a southbound left turn lane (required for Existing conditions)

Recommended Improvement - Haun Road / Garbani Road (#3)
 oAdd traffic signal (required for Existing conditions)

Recommended Improvement -Haun Road / Scott Road (#4) oAdd a 2nd southbound left turn lane (required for Existing conditions) oAdd a 2nd eastbound through lane (required for Existing conditions) oAdd overlap phasing on the westbound

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

right turn lane (required for Existing conditions)

Recommended Improvement - I-215 Southbound Ramps / Scott Road (#6) oAdd a 2nd eastbound through lane (required for Existing conditions) oAdd a 2nd westbound through lane (required for Existing conditions) oIncrease the intersection cycle length to 120 seconds during the AM and PM peak hours (required for Existing conditions) oAdd a 2nd westbound left turn lane

Recommended Improvement - I-215 Northbound Ramps / Scott Road (#8) oAdd a 2nd eastbound through lane oAdd a 2nd westbound through lane oIncrease the intersection cycle length to 120 seconds during the AM and PM peak hours

As noted previously, the improvements shown for the I-215 South-bound and Northbound Ramps at Scott Road are a subset of the proposed interchange improvements. Pursuant to the County's traffic study guidelines, the improvements necessary to maintain acceptable peak hour operations have been identified at both the I-215 Southbound and Northbound ramps on Scott Road; however, it is unlikely these improvements would be implemented independently outside of the interchange project.

Recommended Improvement - Antelope Road / Scott Road (#11) oAdd overlap phasing on the southbound right turn lane (required for Existing conditions) Recommended Improvement - Menifee Road / Newport Road (#12) oAdd overlap phasing on the northbound right turn lane (required for Existing conditions) oAdd a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Garbani Road (#17) oAdd a traffic signal (required for Existing conditions)

Recommended Improvement - Menifee Road / Scott Road (#18) oAdd a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Leon Road / Scott Road (#31) oAdd a traffic signal (required for Existing conditions)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6

0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

The applicant shall participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions through the payment of Western Riverside County TUMF, DIF, RBBB, or a fair share contribution as directed by the County. These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected population increases. Each of the improvements discussed above have been identified as being included as part of TUMF fee program, DIF fee program, RBBB fee program, or fair share contribution in Section 10 Local and Regional Funding Mechanisms of this TIA, Volume 2, Technical Appendices.

Per MM 4.17-5, the applicant shall fund the recommended Improvements set forth below to Address Deficiencies at Intersections for EAPC conditions.

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an accept-able LOS (LOS "D" or better). The effectiveness of the recommended improvement strategies necessary to address EAPC traffic deficiencies is presented in Table 4.17-28.

Per MM 4.17-6, the applicant shall fund the recommended Improvements set forth below to Address Deficiencies at Intersections for the Horizon Year, 2035.

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an accept-able LOS (LOS "D" or better). The effectiveness of the recommended improvement strategies necessary to address Horizon Year traffic deficiencies are presented in Table 4.17-33.

Per MM 4.17-7, the project developer and the school district shall enter into discussions with the Riverside Transit Authority (RTA) about rerouting the existing bus service to extend service from the intersection of Menifee

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

Road/Scott Road east to Leon; thence north to the intersection of Wickerd and Leon; then back west to the intersection of Wickerd and Briggs; and finally back south along Briggs to Scott Road. This effort shall begin after completion of Phase 1 and prior to implementation of Phase 2 of the proposed project.

Per MM 4.17-1, all adjacent roadway improvements for both phase 1 and phase 2 developments summarized in the preceding text shall be implemented by the project developer(s) prior to issuance of any occupancy permits for any residences in TR No. 36785 Amended by the County. These improvements are shown in Figure 4.17-23 and consist of the following:

Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for E+P conditions only (e.g. intersection and roadway improvements at the Project's frontage and driveways). These include the project site adjacent roadways of El Centro Drive, La Ventana Road, Brandon Lane, Garbani Road, and Wickerd Road.

In order to access the existing roadway network from the site, the Project applicant will also construct a minimum of one lane of pavement in each direction of travel along Wickerd Road between El Centro Drive and Briggs Road and along Briggs Road between Wickerd Road and the existing terminus at Sharon Way.

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

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

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

requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 8 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.

Haun Road (NS) at:
 La Piedra Road (EW)
 Holland Road (EW)
 Garbani Road (EW)
 Scott Road (EW)

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

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 8

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

Garbani Road (EW)
Scott Road (EW)

Menifee Road (NS) at:
Newport (Road) (EW)
Loire Valley Lane/Tres Lagos Drive (EW)
La Piedra Road (EW)
Holland Road (EW)
Craig Road (EW)
Garbani Road (EW)
Scott Road (EW)

Briggs Road (NS) at:
Garbani Road (EW)
Wickerd Road (EW)
Scott Road (EW)

El Centro Lane (NS) at:
Garbani Road (EW)
Driveway 1 (EW)
Gardner Lane/Driveway 2 (EW)
Wicker Road (EW)

La Ventana Road (NS) at:
Garbani Road (EW)
Wickerd Road (EW)
Scott Road (EW)

Leon Road (NS) at:
Garbani Road (EW)
Wickerd Road (EW)
Scott Road (EW)

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

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

Transportation. 9

0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP

In order to receive any fee credit or reimbursement for

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 9****0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP (cont.)**

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

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

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

Transportation. 10**0020-Transportation-MAP - TRANSPORTATION BENEFIT**

Within one (1) year of project approval or prior to recordation of the tract map, whichever comes first, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,000 per unit. The contribution is to be used to fund the Scott Road Interchange Project. In the event the Interchange Project is fully funded without this contribution, the funds will be directed to fund other transportation improvement projects the Southwest Area Plan. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF). In the event of a legal challenge against the project the one (1) year period shall begin after the litigation is resolved.

This condition is duplicated in 50.TRANS.22 in the event the final map is ready to record before the one year period described above.

NOTE: 60.TRANS.3 is a separate condition that outlines a separate contribution to be made prior to issuance of a grading permit.

***This condition was modified by the Planning Commission

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 10

0020-Transportation-MAP - TRANSPORTATION BENEFIT (cont.)

on June 15, 2016.***

Waste Resources

Waste Resources. 1

0010-Waste Resources-MAP - HAZARDOUS MATERIALS

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

Waste Resources. 2

0010-Waste Resources-MAP - LANDSCAPE PRACTICES

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

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

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

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-MAP - WATER & SEWER WILL SERVE Not Satisfied

A "Will-Serve" letter is required from the agency providing water service for both water and sewer.

050 - E Health. 2 0050-E Health-MAP- LEA CLEARANCE Not Satisfied

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details 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-#46-WATER PLANS Not Satisfied

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

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

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

Flood

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

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Flood

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

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

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

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

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

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

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

NOTICE OF DRAINAGE FEES

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

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Flood

- | | | |
|----------------|--|---------------|
| 050 - Flood. 2 | 0050-Flood-MAP ADP FEES (cont.)
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. | Not Satisfied |
| 050 - Flood. 3 | 0050-Flood-MAP OFFSITE EASE OR REDESIGN
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. | Not Satisfied |
| 050 - Flood. 4 | 0050-Flood-MAP ONSITE EASE ON FINAL MAP
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". | Not Satisfied |
| 050 - Flood. 5 | 0050-Flood-MAP SUBMIT FINAL WQMP
A copy of the project specific WQMP shall be submitted to the District for review and approval. | Not Satisfied |
| 050 - Flood. 6 | 0050-Flood-MAP SUBMIT PLANS
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. | Not Satisfied |
| 050 - Flood. 7 | 0050-Flood-MAP WRITTEN PERM FOR GRADING
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. | Not Satisfied |

Plan: TR36785E01

Parcel: 466210029

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 Parks and Recreation District.

050 - Planning. 2 0050-Planning-MAP - BUS TURNOUTS Not Satisfied

Prior to Map Recordation the developer shall contact the Menifee Union School District to verify whether or not the schools that serve the development will be served by bus or not, and if there is any need for bus turnouts. If bus stops are desired by the school district, the applicant shall coordinate with the district and the Transportation Department on the location of the bus stops and whether bus turnouts will be necessary. Street improvement plans required prior to map recordation shall reflect the bus stops and turnouts as may be required.

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

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

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

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

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning

050 - Planning. 3

0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.)

Not Satisfied

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

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

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

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

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

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

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning

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

payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

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

050 - Planning. 4 0050-Planning-MAP - CC&R RES POA COM. AREA Not Satisfied

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

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

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning

050 - Planning. 4 0050-Planning-MAP - CC&R RES POA COM. AREA (cont.) Not Satisfied

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

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

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

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

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

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

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment.

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning

050 - Planning. 4 0050-Planning-MAP - CC&R RES POA COM. AREA (cont.) Not Satisfied

An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

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

050 - Planning. 5 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. 6 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM Not Satisfied

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

"Lots as shown on this map, are located partly or wholly

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning

050 - Planning. 6 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM (cont.) Not Satisfied

within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

050 - Planning. 7 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. 8 0050-Planning-MAP - FEE BALANCE Not Satisfied

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

050 - Planning. 9 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning

050 - Planning. 9 0050-Planning-MAP - FINAL MAP PREPARER (cont.) Not Satisfied
or registered civil engineer.

050 - Planning. 10 0050-Planning-MAP - MM 4.18.2-1 Not Satisfied

Per MM 4.18.2-1, prior to recordation of a final map by the County, the project applicant shall construct, or enter into an agreement and post security, in a form and amount acceptable to the Building and Safety Department, guaranteeing the undergrounding of proposed utility distribution lines in conformance with applicable County standards and the County's Capital Improvement Policy.

050 - Planning. 11 0050-Planning-MAP - MM 4.18.2-2 Not Satisfied

Per MM 4.18.2-2, the Tentative Tract map shall be conditioned to require that all electrical service lines (excluding transmission lines) serving development within the project will be installed underground. This includes existing service facilities that may have to be relocated temporarily during grading.

050 - Planning. 12 0050-Planning-MAP - MM 4.4-27 Not Satisfied

Per MM 4.4-27, the applicant shall provide safe, direct bicycle access to adjacent bicycle routes.

050 - Planning. 13 0050-Planning-MAP - MM 4.4-28 Not Satisfied

Per MM 4.4-28, the applicant shall connect bicycle lanes/paths to the existing network.

050 - Planning. 14 0050-Planning-MAP - OFFER OF TRAILS Not Satisfied

An offer of dedication to the Valley-wide Parks and Recreation District for a regional trails shown on EXHIBIT A shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 15 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

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

050 - Planning. 16 0050-Planning-MAP - QUIMBY FEES (1) Not Satisfied

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning

050 - Planning. 16 0050-Planning-MAP - QUIMBY FEES (1) (cont.) 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. 17 0050-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 1129 and Change of Zone No. 7856 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zone ultimately applied to the property.

050 - Planning. 18 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 3,500 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-4 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

050 - Planning. 19 0050-Planning-MAP - TRAIL MAINTENANCE Not Satisfied

The land divider shall form or annex to the Valley-Wide Parks and Recreation District or other maintenance district

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning

050 - Planning. 19 0050-Planning-MAP - TRAIL MAINTENANCE (cont.) Not Satisfied

approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide community trail. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

050 - Planning. 20 0050-Planning-MAP- MM 4.18.3-3 Not Satisfied

Per MM 4.18.3-3, the Homeowners Association (HOA) established for the proposed development shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively. The Developer and the HOA shall encourage xeriscaping and the installation of drought tolerant low maintenance vegetation. Homeowners shall be notified of such in the CC&Rs.

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MAP - ECS CONDITION Not Satisfied

The project 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-EPD. 2 0050-Planning-EPD-MAP - ECS REQUIREMENTS Not Satisfied

The constrained areas will conform to the areas mapped as "MSHCP Riverine Areas" and "On-Site Mitigation" on Figures 7 & 8 of the document titled "Determination of Biologically Equivalent or Superior Preservation" dated April 2015 and prepared by PCR Services Corporation. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

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

"No disturbances may occur within the boundaries of the Delineated Constraint Area."

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 2 0050-Planning-EPD-MAP - ECS REQUIREMENTS (cont.) Not Satisfied

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

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

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

Survey

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

Lot access shall be restricted on Garbani Road, Wickerd Road, El Centro Road, and La Ventana 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.

050 - Survey. 3 0050-Survey-MAP - VACATION Not Satisfied

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

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

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

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located at intersection of Leon Road at Scott Road.
- (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 - ASSESSMENT DIST 1 Not Satisfied

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

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 2 0050-Transportation-MAP - ASSESSMENT DIST 1 (cont.) Not Satisfied

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

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

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

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

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

La Ventana Road and street "V" shall be improved as a COLLECTOR ROAD with 44' full-width AC pavement, 6" concrete curb and gutter, and sidewalks within 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (The design criteria apply if GP-1129 is approved by the Board of Supervisors to downgrade La Ventana Road to a Collector Road.)

NOTE: 1. A 5' sidewalk shall be constructed 3' from the property line within the 15' parkway.

2. If the GP-1129 (proposed downgrade of La Ventana Road to a Collector Road) is not approved by the Board of Supervisors, the project proponent shall submit the revised tentative map.

3. A minimum 6' bike lane shall be striped on the roadway and shall conform to the Caltrans Highway Design Manual.

Street "F" and street "K" along Veteran's Park boundary shall be improved as an ENHANCED LOCAL road with 44' full-width AC pavement, 6" concrete curb and gutter, 11' sidewalk (park side) and 5' sidewalk (other side of the centerline) within the 66' full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A", Ordinance 461 and per Amended Exhibit No. 2, dated 1/28/2016. (44'/66')

NOTE: An 11' sidewalk (park side) and a 5' sidewalk (on the opposite side of the park, adjacent to the right-of-way) shall be constructed within the 11' parkway.

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 5 0050-Transportation-MAP - DEDICATION (cont.)

Not Satisfied

All other interior streets shall be improved as a LOCAL ROAD with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56')

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

Wickerd Road along project boundary is designated a SECONDARY HIGHWAY and shall be improved with 32' half-width AC pavement, 6" concrete curb and gutter (project side), within a 50' half-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (32'/50')

NOTE: A 5' sidewalk shall be constructed 9' from the curb line within 18' parkway.

A minimum 6' bike lane shall be striped on the roadway and shall conform to the Caltrans Highway Design Manual.

Garbani Road along project boundary is designated as MAJOR HIGHWAY and shall be improved with 38' half-width AC pavement, 8" concrete curb and gutter (project side), within a 59' half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461. (38'/59')

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway.

A minimum 6' bike lane shall be striped on the roadway and shall conform to the Caltrans Highway Design Manual.

or as approved by the Director of Transportation for any of the conditions described above.

Sufficient public street right-of-way along Meadowgate Lane shall be conveyed for public use to provide for a 30 foot half-width right-of-way. Areas designated as culturally sensitive shall be omitted for the area to be dedicated. Any projects that would improve Meadowgate Lane shall consult with the Pechanga Band of Luiseno Indians or other Native American Indian tribes.

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 5 0050-Transportation-MAP - DEDICATION (cont.) Not Satisfied

*** This condition was modified by the Planning Commission on June 15, 2016.***

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.

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

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

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

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

050 - Transportation. 9 0050-Transportation-MAP - LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 9 0050-Transportation-MAP - LIGHTING PLAN (cont.) Not Satisfied
within SCE boundaries use County of Riverside Ordinance
461, Standard No. 1000 or No. 1001.

050 - Transportation. 10 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 two paved access roads to a paved and maintained road. Said access roads 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. 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 westerly extension of Wickerd Road to Briggs Road and the southerly extension of Briggs Road to the existing pavement.

Said off-site access road shall be the westerly extension of Garbani Road to Briggs Road.

Said off-site access road shall be the easterly extension of Garbani Road to Leon Road.

Said off-site access road shall be the easterly extension of Wickerd Road to Leon Road.

or as approved by the Director of Transportation.

This condition was modified by the Planning Commission on June 15, 2016.

050 - Transportation. 11 0050-Transportation-MAP - OFF-SITE IMPROVEMENTS Not Satisfied

The project shall construct the Line 1 Storm Drain system, which will outlet at the ultimate south Wickerd Road right-of-way line, based upon a design that is approved and accepted by RCFC&WCD or RCTD. The Line 1 Storm Drain shall include the design of an energy dissipator to mitigate the concentration of flows discharged by the storm drain system. The energy dissipator shall be designed in a manner that would disperse the flows in order to re-create a sheet flow condition and would reduce the velocities discharged by the storm drain to a non-erosive rate. The Line 1 Storm Drain System shall be maintained by RCFC&WCD or other acceptable county entity. In order to complete,

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 11 0050-Transportation-MAP - OFF-SITE IMPROVEMENTS (coi Not Satisfied

the construction of the Line 1 Systems, dedication will be required of the southerly portion of the ultimate Wickerd Road right-of-way, the right-of-way shall be required in connection with final engineering. To implement this condition the adjoining property owner of APN 466-220-027 has agreed and shall dedicate such property, right-of-way, and easements as required by RCFC&WCD for the design, construction and maintenance of the Line 1 Storm drain system.

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

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

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

El Centro Lane along project boundary is designated LOCAL ROAD and shall be improved with 32' part-width AC pavement (20' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter within a 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C".

NOTE: 1. A 5' sidewalk (project side) shall be constructed adjacent to the right-of-way line within the 10' parkway.

2. A 6" concrete curb and gutter (project side) shall be constructed.

3. A 6" AC dike shall be constructed on the opposite side of the centerline.

or as approved by the Director of Transportation.

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

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

or as approved by the Director of Transportation.

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

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 15 0050-Transportation-MAP - SOILS 2 (cont.) Not Satisfied
 requirements within the road right-of-way.

050 - Transportation. 16 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. 17 0050-Transportation-MAP - TRANSPORTATION BENEFIT Not Satisfied
 Within one (1) year of project approval or prior to
 recordation of the tract map, whichever comes first, the
 applicant shall provide its contribution to the
 Transportation Department in the amount of \$2,000 per unit.
 This contribution is an extraordinary benefit of the
 project. The contribution is to be used to fund the
 Scott Road Interchange Project. In the event the
 Interchange Project is fully funded without this
 contribution, the funds will be directed to fund other
 transportation improvement projects in the Southwest Area
 Plan. This is intended to be in addition to any required
 Transportation Uniform Mitigation Fee (TUMF) or
 Development Impact Fee (DIF). In the event of a legal
 challenge against the project the one (1) year period
 shall begin after the litigation is resolved.

If the contribution has been made to the Transportation
Department to satisfy 20.TRANS.1, this condition shall be
deemed met. If however, the contribution has not been made
within one (1) year of project approval per 20.TRANS.1,
this condition shall apply and the contribution shall be
provided prior to recordation of the tract map.

***This condition was modified by the Planning Commission
on June 15, 2016.***

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

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

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

Leon Road (NS) at Scott Road (EW)

The project proponent may pay cash-in-lieu of
improvements. The cash-in-lieu amount shall be 33% of the
total cost to design and construct the traffic signal,
including associated street improvements, survey, and

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 18 0050-Transportation-MAP - TS/DESIGN (cont.) Not Satisfied
inspection. No fee credit will be given if cash-in-lieu
is paid.

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. 19 0050-Transportation-MAP - TS/GEOMETRICS Not Satisfied

The intersection of Leon Road (NS) at Scott Road (EW) shall be signalized and 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, one through lane
Westbound: one left-turn lane, one through lane

NOTE: If cash-in-lieu is paid per 50.TRANS.20, the design shall be based on the geometrics above, however construction is not required.

or as approved by the Transportation Department.

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

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

050 - Transportation. 20 0050-Transportation-MAP - 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

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 20 0050-Transportation-MAP - UTILITY PLAN (cont.) Not Satisfied

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. 21 0050-Transportation-MAP-DEDICATIONS/ACCEPTANCE/SL Not Satisfied

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

050 - Transportation. 22 EOT1 - FINAL ACCESS AND MAINT Not Satisfied

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

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

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

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

60. Prior To Grading Permit Issuance

BS-Grade

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

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP (cont.) Not Satisfied
the Riverside County Flood Control District or Riverside
County Transportation Department and that all approved
water quality treatment control BMPs have been included on
the grading plan.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied
All drainage facilities shall be designed in accordance
with the Riverside County Flood Control & Water District's
or Coachella Valley Water District's conditions of approval
regarding this application. If not specifically addressed
in their conditions, drainage shall be designed to
accommodate 100 year storm flows.

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

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

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied
In instances where a grading plan involves import or
export, prior to obtaining a grading permit, the applicant
shall 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

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT (cont.) Not Satisfied
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 - 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. 7 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied
Prior to issuance of any grading or construction permits -
whichever comes first - the applicant shall provide the
Building and Safety Department evidence of compliance with
the following: "Effective March 10, 2003 owner operators
of grading or construction projects are required to comply
with the N.P.D.E.S. (National Pollutant Discharge
Elimination System) requirement to obtain a construction
permit from the State Water Resource Control Board (SWRCB).
The permit requirement applies to grading and construction
sites of "ONE" acre or larger. The owner operator can
comply by submitting a "Notice of Intent" (NOI), develop
and implement a STORM WATER POLLUTION PREVENTION PLAN
(SWPPP) and a monitoring program and reporting plan for the
construction site. For additional information and to obtain
a copy of the NPDES State Construction Permit contact the
SWRCB at www.swrcb.ca.gov .

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

060 - BS-Grade. 8 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. 9 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.

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 9 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG (cont.) Not Satisfied

060 - BS-Grade. 10 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. 11 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. 12 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

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

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

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

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

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

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

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Flood

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

Tract Map 36785 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

060 - Flood. 2 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied

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

060 - Flood. 3 0060-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied

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

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

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved preliminary water quality management plan (PWQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

060 - Flood. 5 0060-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 5 0060-Flood-MAP SUBMIT FINAL WQMP (cont.) Not Satisfied
A copy of the project specific WQMP shall be submitted to the District for review and approval.

060 - Flood. 6 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.

060 - Flood. 7 0060-Flood-MAP WRITTEN PERM CONC FLOWS Not Satisfied
The proposed drainage concept proposes to combine onsite and offsite stormwater runoff and discharge concentrated and erosive flows onto the downstream property owner(s). Written authorization letter and/or drainage easement(s) from the affected property owner(s) for the release of concentrated and/or diverted storm flows shall be obtained. A copy of the signed letter shall be submitted to the District for review prior to the issuance of permits for the project. The recorded drainage easement shall be submitted to the District for review and approval prior to the issuance of permits for the project or recordation of the map. If such permission cannot be obtained, then the project shall be redesigned to discharge stormwater runoff in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage areas, outlet points and outlet conditions.

060 - Flood. 8 0060-Flood-MAP WRITTEN PERM FOR GRADING Not Satisfied
Written permission shall be obtained from the affected property owner(s) 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.

060 - Flood. 9 0060-Flood-MAP ZONE 7 PRESENT WORTH MAINT Not Satisfied
All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 9 0060-Flood-MAP ZONE 7 PRESENT WORTH MAINT (cont.) Not Satisfied

Planning

060 - Planning. 1 0060-Planning-MAP - COMMUNITY TRAIL ESMNT Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within proposed trails as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

060 - Planning. 2 0060-Planning-MAP - CULTURAL RESOURCE PROF. Not Satisfied

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.
The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.
The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.
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 Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.
The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

060 - Planning. 3 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

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-MAP - FEE BALANCE (cont.) Not Satisfied
 paid by the applicant/developer.

060 - Planning. 4 0060-Planning-MAP - GRADING ELEVATIONS Not Satisfied

The project site is located adjacent to a planned high school and recreational public park . The land divider or successor in interest shall coordinate with the Perris Unified School District and the Valley Wide Recreation District to ensure grading is level between the project site, high school and recreational park which will support pedestrian connectivity between the project site and facilities, to the satsafaction of the Planning Director. The grading shall include handicap accessible 15' minimum wide paseos that incorporate design features that deter criminal behavior. Prior to issuance of the first grading permit, the land divider shall provide documentation to the Planning Director demonstrating that the grading design complies with this condition of approval.

060 - Planning. 5 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. 6 0060-Planning-MAP - MM 4.10-2 Not Satisfied

Per MM 4.10-2, the future developer shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that will be implemented to prevent construction pollutants from contacting stormwater and with the performance standard of keeping all products of erosion from moving offsite. The SWPPP shall be developed with the goal of achieving a reduction in pollutants both during and following construction to control urban runoff to the maximum extent practicable based on available, feasible best management practices. The SWPPP and the monitoring program for the construction projects shall be consistent with the requirements of the latest version of teh State's General Construction Activity Storm Water Permit and NPDES no. CAS618033, Order No. R8-2002-0011 for projects within Riverside County or the permits in place at teh time of construction.

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 0060-Planning-MAP - MM 4.13-1 Not Satisfied

Per MM 4.13-1, prior to approval of grading plans and/or issuance of building permits, plans shall include a requirement that noise-generating Project construction activities shall not occur between the hours of 6:00 p.m. to 6:00 a.m. during the month of June through September, and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May during weekdays, except in emergencies.

060 - Planning. 8 0060-Planning-MAP - MM 4.13-14 Not Satisfied

Per MM 4.13-14, prior to the issuance of a grading permit, the applicant shall retain a qualified contractor/consultant and have that contractor/consultant prepare a comprehensive Blasting Plan for this grading activity, as appropriate, and to the extent blasting required.

This plan shall include, at a minimum, the following aspects/infor-mation:

- 1.Type of blasting media to be used (TNT, ANFO, etc.).
- 2.Drilling method. Bore hole diameter, depth of bore hole, number of holes per shot, stemming, burden, weight/volume of explosives, accelerants, fuse types, etc.
- 3.Amount of material expected to be produced per blast.
- 4.Monitoring plans for blast-induced ground vibrations and air overpressure (sound).
- 5.Monitoring plans for drilling-induced ground vibrations and noise impacts on all uses, including wildlife.
- 6.Monitoring plans for potential adverse effects caused by blasting relative to slope stability.
- 7.Monitoring plans for potential adverse effects caused by blasting relative to the hydrologic characteristics of the rock body.
- 8.Recommendations for minimizing any potential drilling and blasting impacts, as appropriate.
- 9.All necessary blasting permits.

060 - Planning. 9 0060-Planning-MAP - MM 4.5-4 Not Satisfied

Per MM 4.5-4, prior to issuance of grading permits for the project site, the site developer shall implement the Determination of Biologically Equivalent or Superior Preservation (DBESP) document and regulatory permits for disturbance of approximately 0.131 acre or 1,445 linear feet of heavily disturbed riverine habitat. To compensate for the loss of these waters of the U.S. and State, the developer shall either implement onsite enhancement in the

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 9 0060-Planning-MAP - MM 4.5-4 (cont.) Not Satisfied

area set aside to protect stream channel habitat or acquire offsite compensatory mitigation habitat or create such habitat at no more than a 2:1 mitigation-to-impact ratio as outlined in the text above. This habitat shall be located within the Santa Margarita River Watershed. The regulatory permits (Corps 404, Regional Board 401 and CDFW 1600) may increase this compensatory ratio but the County finds that this is the minimum habitat required to offset the impacts to water resources on the project site.

060 - Planning. 10 0060-Planning-MAP - MM 4.6-4 Not Satisfied

A professional archaeological monitor shall be on site to monitor all ground disturbing activities. 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. The Project Archaeologist (Cultural Resource Professional), in consultation with the Native American Tribe, shall develop a Cultural Resources Monitoring Plan (CRMP) which must be approved by the County Archaeologist prior to issuance of grading permits. The CRMP shall address the details of all archaeological and cultural activities that will occur on the project site as well as address potential impacts to undiscovered buried archaeological and cultural resources and measures to protect and/or mitigate such impacts. An adequate number of qualified archaeological monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored, including off-site improvements. Monitoring will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of the archaeological monitoring will be determined in consultation with the Native American monitor. The archaeological monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources, in consultation with the Native American monitor. All archaeological monitors shall be approved by the County Archaeologist prior to commencement of grading activities. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Cultural Resources Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

060 - Planning. 11 0060-Planning-MAP - MM 4.9-4 Not Satisfied

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 11 0060-Planning-MAP - MM 4.9-4 (cont.)

Not Satisfied

Per MM 4.9-4, prior to issuance of grading permits, the site developer shall remove all illegally dumped solid waste on the project site. All of the waste shall be evaluated prior to removal to ensure that the materials are directed to the proper waste disposal system (municipal solid waste, recyclable solid waste, and hazardous waste). A report of findings shall be provided to the Riverside County Environmental Health Department and when the wastes have been removed the Environmental Health Department shall be informed and documentation provided that all wastes were disposed of to the property waste management system.

060 - Planning. 12 0060-Planning-MAP - MM 4.9-5

Not Satisfied

Per MM 4.9-5, prior to issuance of a grading permit, a blasting report, shall be submitted to the County as part of the grading plan check review. Said blasting report shall contain, at a minimum, the following information:

- a. Explosive handling
- b. Chemical exposure
- c. Compliance with 2010 California Fire Code Chapter 33 and the California Code of Regulations, Title 19, Subchapter 4, Article 6

The following shall be required:

- a. The use and handling of explosives is restricted to permittees, their employees and authorized representatives, who shall be at least 21 years of age; however, persons between the ages of 18 and 21 years may be permitted to use and handle such explosives if they are under the direct personal supervision of an experienced competent permittee, employee or authorized representative over the age of 21 years.
- b. Smoking shall not be permitted while explosives are being used or handled, and no one within 50 feet of explosives shall possess matches, lighters, open light or other fire or flame. Exception: The lighting of safety fuse in conjunction with approved blasting operations.
- c. No person shall use or handle explosives while under the influence of intoxicating liquors, or narcotics.
- d. Authorized containers or Class II magazines shall be used for taking detonators and other explosives from

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 12 0060-Planning-MAP - MM 4.9-5 (cont.)
storage magazines to the blasting area.

Not Satisfied

e. When blasting is done in congested areas or in close proximity to a structure, railway, or highway, or any other installation that may be damaged, the blast shall be covered before firing with a mat constructed so that it is capable of preventing fragments from being thrown. Appropriate provisions (water) shall be available in brush areas to extinguish a fire that may occur as a result of blasting operations.

f. Persons authorized to prepare explosive charges or conduct blasting operations shall use every reasonable precaution, including but not limited to warning signals, flags, barricades, guards or woven mats to insure the safety of the general public.

g. Blasting operations, except by special written permission of the County, shall be conducted during daylight hours. Local residents shall be notified prior to blasting operations (minimum one day notification).

h. Blasting shall be controlled to prevent the blasted material from going off the project site and vibrations from blasting shall not exceed vibration levels that could cause building damage at the nearest residential structure.

i. Whenever blasting is being conducted in the vicinity of gas, electric, water, fire alarm, telephone, telegraph or steam facilities, and flammable liquid and any similar lines, the blaster shall notify the appropriate representatives of such facilities, at least 24 hours in advance of blasting, specifying the location and intended time of such blasting. In an emergency this time limit may be waived by the County.

j. Due precautions shall be taken to prevent accidental discharge of electric blasting caps from current induced by radar, radio transmitters, lightning, adjacent power lines, sand or dust storms, or other sources of extraneous electricity. These precautions shall include:

1. The suspension of all blasting operations and removal of persons from the blasting area during the approach and progress of an electric storm, or sand or dust storm.

2. The posting of signs warning against the use of mobile radio transmitters on all access roads between 1,000 feet

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 12 0060-Planning-MAP - MM 4.9-5 (cont.)
and 3,000 feet of the blasting operations. The sign shall
be in contrasting 8 inch letters on a white background and
shall read "BLASTING AREA - NO RADIO TRANSMITTING". Signs
shall be displayed only at time of blasting.

Not Satisfied

3.No electric blasting shall be done under overhead electric lines, or at such distance where it is possible for the blasting line to be blown in contact with any electric line unless the power in the energized line is shut-off or unless shot blow deflectors, hold downs, mats, logs, or other material are placed over the charge to confine the blast.

4.When blasting near overhead electric lines, and when placing the lead and leg wires near these lines, the lead and leg wires shall not be placed parallel to the power line, and they shall be securely anchored.

5.Before a blast is fired, the person in charge shall make certain that surplus explosive materials are in a safe place, that persons and vehicles are at a safe distance or under sufficient cover, and that a loud warning signal has been sounded. It shall also be ascertained that all entrances to the place or places where charges are to be fired are properly guarded.

6.Tools used for the opening of containers of explosive materials shall be made of non sparking materials.

7.Empty boxes and paper, plastic or fiber packing material which has previously contained explosive materials shall not be reused, and shall be disposed of in an appropriate manner.

8.Explosive materials shall not be abandoned.

9.Temporary storage for use in connection with approved blasting operations shall comply with NFPA 495.

060 - Planning. 13 0060-Planning-MAP - NATIVE AMERICAN MONITOR

Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate LUISENO Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 13 0060-Planning-MAP - NATIVE AMERICAN MONITOR (cont.) Not Satisfied

the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

060 - Planning. 14 0060-Planning-MAP - PALEO PRIMP & MONITOR Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 14 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied

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

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

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

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

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

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

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

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

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

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

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

9.Fossil identification and curation procedures to be

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 14 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied
employed.

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

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 15 0060-Planning-MAP - PALEO PRIMP AND MONITOR Not Satisfied

County Paleontological Report (PDP) No. 1496, prepared by Harry Quinn (CRM Tech) concluded the project's potential to impact significant paleontological resources are high.

HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 15

0060-Planning-MAP - PALEO PRIMP AND MONITOR (cont.) Not Satisfied

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

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

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

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

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

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

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

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

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

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

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

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 15 0060-Planning-MAP - PALEO PRIMP AND MONITOR (cont.) Not Satisfied

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

060 - Planning. 16 0060-Planning-MAP - PALEONTOLOGIST REQUIRED Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts.

The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 16 0060-Planning-MAP - PALEONTOLOGIST REQUIRED (cont. Not Satisfied
results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.
- 060 - Planning. 17 0060-Planning-MAP - PLANNING DEPT REVIEW Not Satisfied
As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.
- 060 - Planning. 18 0060-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied
No grading permits shall be issued until General Plan Amendment No. 1129 and Change of Zone No. 7856 have been approved and adopted by the Board of Supervisors and have been made effective.
- 060 - Planning. 19 0060-Planning-MAP - SKR FEE CONDITION Not Satisfied
Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 170 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No.

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 19 0060-Planning-MAP - SKR FEE CONDITION (cont.) Not Satisfied
663 be rescinded and superseded by a subsequent mitigation
fee ordinance, payment of the appropriate fee set forth in
that ordinance shall be required.

060 - Planning. 20 0060-Planning-MAP- FENCING FOR CULTURAL AREA Not Satisfied
Prior to Grading Permits, the locations of the temporary and permanent fencing, and the location of
the Ball Field poles within the Culturally Sensitive area on the northeast of the property, need to be
determined and agreed upon between the Native American Tribes and the Applicant.

060 - Planning. 21 0060-Planning-MAP- MM 4.6-1 (2) Not Satisfied
The property surrounding Site 33-002007 shall be avoided and preserved in perpetuity by the Valley
Wide Recreation and Park District (VWRPD) or through arrangement with a Native American tribe.
This site shall be protected by a fence and maintained as part of the community park that will be
constructed by the proposed project. In consultation with Native American tribal representatives, a
plaque or kiosk explaining the significance of the Native American archaeological resources at this site
shall be developed, installed and maintained at this site. The site shall be protected from future
trespass but shall be accessible to any Native American or professional archaeologist for future study
with approval of the participating Native American tribal representatives.
This mitigation measure is repeated in the 90 series.

060 - Planning. 22 0060-Planning-MAP- MM 4.6-10 Not Satisfied
In the event that cultural resources are inadvertently
unearthed during earth-moving activities for the Project,
all earth-disturbing activities within a 100-foot radius of
the area of discovery shall cease. The project
archaeologist, in consultation with the Native American
monitor, shall evaluate the significance of the find and
determine appropriate avoidance and/or mitigation. If
avoidance of the resources is determined not to be feasible
by the County, in consultation with Native American
monitor, salvage operation requirements pursuant to Section
15064.5 of the CEQA Guidelines shall be followed and which
shall take in to account tribal preferences and sensitivity
concerns. After the find has been appropriately avoided or
mitigated and cleared by the County, the Project cultural
resources professional and, the Native American monitor,
work in the area may resume. Pursuant to California Public
Resources Code Section 21083.2(b), avoidance is the
preferred method of preservation for archaeological and
tribal cultural resources. If the developer/permit holder,
the Project archaeologist and the Native American monitor
cannot agree on the significance of or the avoidance or
mitigation for such resources, these issues will be
presented to the County of Riverside for decision. The
County of Riverside shall make the determination based on
the provisions of the California Environmental Quality Act

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

- | | | |
|---|---|----------------------|
| <p>060 - Planning. 22</p> <p>with respect to archaeological and tribal cultural resources and shall take into account the religious beliefs, customs, and practices of the appropriate Native American tribe. Notwithstanding any other rights available under the law, the decision of the County of Riverside shall be appealable to the Planning Commission and/or Board of Supervisors.</p> | <p>0060-Planning-MAP- MM 4.6-10 (cont.)</p> | <p>Not Satisfied</p> |
| <p>060 - Planning. 23</p> <p>The County certified Archaeologist and Native American monitor shall attend the pre-grading meeting with the developer/permit holder's 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.</p> | <p>0060-Planning-MAP- MM 4.6-6</p> | <p>Not Satisfied</p> |
| <p>060 - Planning. 24</p> <p>Within 50 feet of the boundaries of P-33-002007 & P-33-0023956 and in the areas of P-33-002039 and P-33-23952, any grading shall be conducted using controlled grading techniques. Large indiscriminate grading equipment shall not be used, and the controlled grading technique shall be reviewed by the County and Native American monitor to ensure that the grading effort in these areas are conducted in a manner that enhances the identification of and minimizes damage to any unknown subsurface cultural resources.</p> | <p>0060-Planning-MAP- MM 4.6-7</p> | <p>Not Satisfied</p> |
| <p>060 - Planning. 25</p> <p>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. A curation agreement shall be developed with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The</p> | <p>0060-Planning-MAP- MM 4.6-8</p> | <p>Not Satisfied</p> |

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 25 0060-Planning-MAP- MM 4.6-8 (cont.) Not Satisfied

collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall curate at the Western Science Center.

060 - Planning. 26 0060-Planning-MAP- MM 4.6-9 Not Satisfied

Prior to issuance of any grading permit, County Building and Safety Grading shall confirm that the following requirement is included on Contractor Specifications: "Should any cultural or archaeological resources be discovered during earth-moving activities, no further grading shall occur in the area of the discovery until the County Archaeologist, in consultation with the Native American monitor, is satisfied that adequate provisions are in place to evaluate and protect these resources." This condition and the approved provisions/recommendations as determined in the Agreement prepared under MM 4.6-4 & 4.6-5 and as outlined in the CRMP, shall be incorporated on the cover sheet of the grading plan. Native American and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to temporarily stop and redirect grading activities in the vicinity of a potential find.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD- - BIOLOGICAL MONITORING Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities, fence installation, and to survey the site for nesting birds. A work plan shall be submitted to the EPD from the qualified biological monitor to review and approve, that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD- - BIOLOGICAL MONITORING (cont.) Not Satisfied

060 - Planning-EPD. 2 0060-Planning-EPD- - HMMP/MITIGATION CREDITS Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the document titled "Determination of Biologically Equivalent or Superior Preservation" prepared by PCR Services Corporation and dated April, 2015. There will be permanent impacts to 0.131 acre of MSHCP Riverine Areas and temporary impacts to 0.118 acre. The drainages with temporary impacts will be restored and then avoided as open space. On-site mitigation proposed for the permanent drainage impacts will be at a 2:1 mitigation-to-impact ratio and includes 0.262 acre of streambed expansion and riparian habitat creation within and adjacent to the restored portions of the drainages with temporary impacts. The biologist shall provide a Habitat Mitigation and Monitoring Plan (HMMP) to the Planning Department/Environmental Programs Division (EPD) for review and approval. The HMMP 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. 3 0060-Planning-EPD- - IMPLEMENT DBESP Not Satisfied

Prior to issuance of grading permits for the project area, the site developer shall implement the Determination of Biologically Equivalent or Superior Preservation (DBESP) document (prepared by PCR Services Corporation and dated April, 2015) and regulatory permits for disturbance of approximately 0.131 acre or 1,445 linear feet of heavily disturbed riverine habitat. To compensate for the loss of these waters of the U.S. and State, the developer shall either implement onsite enhancement in the area set aside to protect stream channel habitat or acquire offsite compensatory mitigation habitat or create such habitat at no more than a 2:1 mitigation-to-impact ratio as outlined in the text in the DBESP. This habitat shall be located within the Santa Margarita River Watershed. The regulatory permits (Corps 404, Regional Board 401 and CDFW 1600) may increase this compensatory ratio but the County finds that this is the minimum habitat required to offset the impacts to water resources on the project site.

060 - Planning-EPD. 4 0060-Planning-EPD- - NESTING BIRD SURVEY Not Satisfied

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-Planning-EPD- - NESTING BIRD SURVEY (cont.) 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 September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

060 - Planning-EPD. 5 0060-Planning-EPD- - PERMANENT FENCING PLAN Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "MSHCP Riverine Areas" and "On-Site Mitigation" on Figures 7 & 8 of the document titled "Determination of Biologically Equivalent or Superior Preservation" dated April 2015 and prepared by PCR Services Corporation shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 5 0060-Planning-EPD- - PERMANENT FENCING PLAN (cont) Not Satisfied

urban uses such as roads, development, residential, etc.
The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

060 - Planning-EPD. 6 0060-Planning-EPD- -30 DAY BURROWING OWL Not Satisfied

Pursuant to Objectives 5 & 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results 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. Two burrowing owls and sign were identified on site during the focused surveys. The Regional Conservation Authority (RCA) and County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.
If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - CONSTRUCTION MIT MEASURI Not Satisfied

The MM number corresponds to the mitigation number in the project EIR.

Per MM 4.9-6, to the extent that construction activities must occur within adjacent on-site and off-site roadway

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-MAP - CONSTRUCTION MIT MEASURI Not Satisfied

rights-of-way, a Traffic Management Plan, prepared for construction activities, shall provide adequate emergency access to all parcels of land at all times, and shall include measures to ensure that during an evacuation, the right-of-way is accessible for this purpose. Adequate emergency access is defined as access by any emergency personnel to any occupied parcel at all times during construction activities. Prior to grading permit issuance, the County shall verify and approve the construction Traffic Management Plan incorporates adequate measures to ensure emergency access and availability of adjacent on-site and off-site roadways should an evacuation be needed.

Per MM 4.13-4, prior to grading permit issuance, the County shall review and approve a Construction Haul Route Exhibit prepared by the Project Applicant that identifies all public and private roadways that will be used for haul truck deliveries. Haul routes shall minimize passage by noise-sensitive land uses. In addition, the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May). A requirement to comply with the Construction Haul Route Exhibit and hours shall be noted on all grading and building plans and also shall be specified in bid documents issued to perspective construction contractors.

060 - Transportation. 2 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

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

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 0060-Transportation-MAP - SUBMIT GRADING PLAN (cont.) Not Satisfied
Standard plan check turnaround time is 10 working days.

060 - Transportation. 3 0060-Transportation-MAP - TRANSPORTATION BENEFIT Not Satisfied

Prior to issuance of a grading permit, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,000 per unit. The contribution is to be used to fund the Scott Road Interchange Project. In the event the Interchange Project is fully funded without this contribution, the funds will be directed to fund other transportation improvement projects the Southwest Area Plan. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).

NOTE: This condition outlines a separate contribution from the contribution identified in 20.TRANS.1 and 50.TRANS.22.

This condition was modified by the Planning Commission on June 15, 2016.

060 - Transportation. 4 0060-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMF 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://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

060 - Transportation. 5 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

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 5 EOT1 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

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)

70. Prior To Grading Final Inspection

Planning

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

Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

070 - Planning. 2 0070-Planning-MAP - PALEO MONITORING REPORT Not Satisfied

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

070 - Planning. 3 0070-Planning-MAP - PALEO MONITORING REPORT Not Satisfied

PRIOR TO GRADING FINAL:

Plan: TR36785E01

Parcel: 466210029

70. Prior To Grading Final Inspection

Planning

070 - Planning. 3 0070-Planning-MAP - PALEO MONITORING REPORT (cont. Not Satisfied

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

070 - Planning. 4 0070-Planning-MAP - PHASE IV REPORT Not Satisfied

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition

070 - Planning. 5 0070-Planning-MAP- MM 4.6-11 Not Satisfied

A Phase IV Monitoring Report, prepared by the Project archaeologist, that complies with the Riverside County Planning Department's requirements for such reports shall be submitted to the County Archaeologist documenting monitoring activities conducted by the Qualified Archaeologist and Native American monitor within 60 days of completion of grading. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. This report shall document the impacts to the known resources on the property; describe

Plan: TR36785E01

Parcel: 466210029

70. Prior To Grading Final Inspection

Planning

070 - Planning. 5 0070-Planning-MAP- MM 4.6-11 (cont.) Not Satisfied

how each mitigation measure pertaining to the four sites on the property was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from each archaeological and Native American monitor. All reports produced will be submitted to the County of Riverside, Eastern Information Center and the appropriate Native American tribe.

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

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.) Not Satisfied
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), 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

Flood

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

Tract Map 36785 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Flood

080 - Flood. 2 0080-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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

080 - Flood. 3 0080-Flood-MAP SUBMIT PLANS Not Satisfied

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

080 - Flood. 4 0080-Flood-MAP ZONE 7 PRESENT WORTH MAINT Not Satisfied

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

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

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

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3

0080-Planning-MAP - CONFORM FINAL SITE PLAN

Not Satisfied

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

080 - Planning. 4

0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN

Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

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

080 - Planning. 5

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. 6

0080-Planning-MAP - FINAL SITE PLAN

Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-MAP - FINAL SITE PLAN (cont.)

Not Satisfied

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 and the approved DESIGN MANUAL.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-MAP - FINAL SITE PLAN (cont.) Not Satisfied

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

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

080 - Planning. 7 0080-Planning-MAP - MM 4.13-17 Not Satisfied

Per MM 4.13-17, the final noise study shall finalize the mitigation measures proposed in the preliminary noise study using the precise grading plans and actual building design specifications. The final noise study shall include additional mitigation, if necessary, to meet the County of Riverside 45 dBA CNEL interior noise level performance standard.

080 - Planning. 8 0080-Planning-MAP - MM 4.18.3-2 Not Satisfied

Per MM 4.18.3-2, to assure compliance with the California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials at specific types of development, prior to issuance of Building Permits the applicant shall submit a Recyclable Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to the Departments' Design Guideline for Recyclable Collection and Loading Areas to verify compliance with AB 1327 requirements to recycling access areas. Recyclables Collection and Loading Area shall be installed prior to final building inspections in compliance with the approved and stamped plot plan.

080 - Planning. 9 0080-Planning-MAP - MM 4.3-1 Not Satisfied

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 0080-Planning-MAP - MM 4.3-1 (cont.) Not Satisfied

Per MM 4.3-1, prior to the sale of any specific residential lots, the future developer shall compile an education pamphlet that will be provided to all individuals that purchase property within the project area. This pamphlet shall describe potential effects of living or working adjacent to existing agricultural operations and shall provide general guidance for management of human and domestic pet control to minimize the potential for trespass on adjacent agricultural lands. This pamphlet shall be reviewed and approved by the Riverside County Agricultural Commissioner prior to issuance of building permits.

080 - Planning. 10 0080-Planning-MAP - MM 4.4-19 Not Satisfied

Per MM 4.4-19, prior to the issuance of building permits, the Project proponent shall submit energy usage calculations to the Planning Division showing that the Project is designed to achieve 20% efficiency beyond the incumbent California Building Code Title 24 requirements. Examples of measures that reduce energy consumption include, but are not limited to, the following (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that reduce energy consumption also are acceptable):

1. Increase in insulation such that heat transfer and thermal bridging is minimized;
2. Limit air leakage through the structure and/or within the heating and cooling distribution system;
3. Use of energy-efficient space heating and cooling equipment;
4. Installation of electrical hook-ups at loading dock areas;
5. Installation of dual-paned or other energy efficient windows;
6. Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;
7. Installation of automatic devices to turn off lights where they are not needed;
8. Application of a paint and surface color palette that

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 10 0080-Planning-MAP - MM 4.4-19 (cont.)

Not Satisfied

emphasizes light and off-white colors that reflect heat away from buildings;

9. Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors;

10. Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and

11. Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.

080 - Planning. 11 0080-Planning-MAP - MM 4.4-20

Not Satisfied

Per MM 4.4-20, to reduce energy demand associated with potable water conveyance, the Project shall be designed to comply with the mandatory reductions in indoor water usage contained in the incumbent CalGreen Code and the mandated reduction in outdoor water usage contained in the County's water efficient landscape requirements. Additionally, the Project shall implement the following:

1. Landscaping palette emphasizing drought tolerant plants;
2. Use of water-efficient irrigation techniques; and
3. U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.

080 - Planning. 12 0080-Planning-MAP - MM 4.4-23

Not Satisfied

Per MM 4.4-23, the applicant shall plant shade trees in parking areas to provide minimum 50% cover to reduce evaporative emissions from parked vehicles.

080 - Planning. 13 0080-Planning-MAP - MM 4.4-24

Not Satisfied

Per MM 4.4-24, the applicant shall plant at least 50 percent low-ozone forming potential (Low-OFP) trees and shrubs, preferably native, drought-resistant species, to meet city/county landscaping requirements.

080 - Planning. 14 0080-Planning-MAP - MM 4.6-2

Not Satisfied

Sites P-33-002039 and 33-023952 cannot be avoided through Project design. Prior to any ground disturbance in these

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 14 0080-Planning-MAP - MM 4.6-2 (cont.) Not Satisfied

areas, the Project Supervisor, Project Archaeologist and the Native American monitor shall meet onsite to determine the strategy for relocating the features to a permanent open space area predetermined and designated on a confidential map required in the Preservation Plan (Mitigation Measure 4.6-3). 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.

080 - Planning. 15 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 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.

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 15 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

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. 16 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. 17 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 18 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 19 0080-Planning-MAP - Walls/Fencing Plans Not Satisfied

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

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

B. All utility service areas and enclosures shall be

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 19 0080-Planning-MAP - Walls/Fencing Plans (cont.) Not Satisfied

screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

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

E. Corner lots shall be constructed with wrap-around decorative block wall returns.

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

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

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-MAP - MSHCP UWIG Not Satisfied

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage

Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the on-site mitigation

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-MAP - MSHCP UWIG (cont.)

Not Satisfied

areas or downstream to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the on-site mitigation areas or downstream to the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the on-site mitigation areas or MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

***Toxics**

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the on-site mitigation areas or to any downstream MSHCP Conservation Areas. Measures such as those employed to address drainage issues shall be implemented.

***Lighting**

Night lighting shall be directed away from the on-site mitigation areas to protect species within it. Shielding shall be incorporated into project designs to ensure ambient lighting in the on-site mitigation areas is not increased.

***Noise**

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

***Invasives**

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area or on-site mitigation areas, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-MAP - MSHCP UWIG (cont.) Not Satisfied

adjacent to the MSHCP Conservation Area or on-site mitigation areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas or on-site mitigation areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and on-site mitigation areas and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

***Barriers**

Proposed land uses adjacent to the MSHCP Conservation Area or on-site mitigation areas shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

***Grading/Land Development and/or Fuel Modification Activities**

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area or on-site mitigation areas.

080 - Planning-EPD. 2 0080-Planning-EPD-MAP - PERMANENT FENCE INSTALL Not Satisfied

Prior to the issuance of a building permit, all biologically sensitive areas will be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

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

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cc Not Satisfied
Ordinance 859. Said annexation should include the
following:

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located at the intersection of Leon
Road at Scott Road.
- (5) Graffiti abatement of walls and other permanent
structures.
- (6) Street sweeping.

080 - Transportation. 2 0080-Transportation-MAP - R & B B D

Not Satisfied

The project is not required to participate in the Scott
Road CFD 05-8.

Prior to the time of issuance of a building permit, the
project proponent shall pay fees in accordance with Zone A
of the Scott Road and Bridge Benefit District (RBBB) fee
schedule in effect at the time of payment. The project
proponent may be eligible to pay a reduced Scott Road RBBB
fee in accordance with Zone A, in lieu of Zone A1, as
indicated in the fee schedule in effect at the time of
these conditions. It should be noted that RBBB fee
schedules may be amended in the future, and the fee
schedule in effect at the time of payment will govern.

NOTE: The project gross acreage is 170.8 acres and proposes
511 residential lots.

This condition shall not be deferred to occupancy permit.

080 - Transportation. 3 EOT1 - WQMP AND MAINTENANCE

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

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 EOT1 - WQMP AND MAINTENANCE (cont.) Not Satisfied
issued by this department)

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WF) Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

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

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

BS-Grade

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

permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

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

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

090 - BS-Grade. 3 0090-BS-Grade-MAP - 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

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D (cont.) 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 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. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

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)

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 8 EOT1 - WQMP REQUIRED (cont.) Not Satisfied

BS-Plan Check

090 - BS-Plan Check. 1 0090-BS-Plan Check-BP - MSHCP FEE/ORDS 810 & 875 Not Satisfied

Prior to the final inspection, applicants are required to pay the Riverside County Multiple Species Habitat Conservation Plan fees required by either Ordinance 810, Western MSHCP or Ordinance 875, Coachella Valley MSHCP.

Flood

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

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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

090 - Flood. 2 0090-Flood-MAP FACILITY COMPLETION Not Satisfied

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

090 - Flood. 3 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

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

Flood

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP (cont.) Not Satisfied
owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

Planning

090 - Planning. 1 0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI Not Satisfied
The perimeter walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied
The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3 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. 4 0090-Planning-MAP - MITIGATION MONITORING Not Satisfied
The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and
Environmental Impact Report No. 542.
The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 5 0090-Planning-MAP - MM 4.10-4 Not Satisfied
Per MM 4.10-4, a bioremediation basin management plan for maintenance operations and water quality shall be submitted to the County for review and approval. This plan shall protect human health and safety related to water quality issues, vectors and odors within the basins. Compliance with this measure shall be measured by prevention of anaerobic decomposition of organic matter for odors and control of vector habitat to prevent vector growth and dispersal.

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

Planning

090 - Planning. 6

0090-Planning-MAP - MM 4.11-1

Not Satisfied

Per MM 4.11-1, to offset project trips that are forecast to utilize the Highway 79 corridor, the developer shall pay a project specific fee of \$295,189 prior to issuance of any occupancy permits for the project. This fee is based on the 2009 WRCOG TUMF Nexus Study as used in the Urban Crossroads analysis, La Ventana Ranch Highway 79 Policy Area Evaluation, dated May 20, 2015. The fee to be paid shall be adjusted using the most updated WRCOG TUMF Nexus Study unit cost estimates. If the Highway 79 policy is rescinded prior to project implementation, this requirement need not be fulfilled. If the County establishes a new fee policy for the Highway 79 Policy Area, this measure will be superseded and the developer shall pay the new fee in the time and manner identified in the new fee policy. This condition was modified by the Planning Commisison on June 15, 2016.

090 - Planning. 7

0090-Planning-MAP - MM 4.13-15

Not Satisfied

Per MM 4.13-15, the recommended noise control barriers shall be constructed as shown on Figures 4.13-6 and 4.13-7 and described in Table 4.13-14 so that the top of each wall and wall and berm extends to the recommended height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the barrier shall extend to the recommended height above the highest point between the residential home and the road. The barriers shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The noise barrier may be constructed using one of the following materials:

1. Masonry block
2. Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot
3. Glass (1/4 inch thick) or other transparent material with sufficient weight per square foot
4. Earthen berm
5. Any combination of these construction materials

The barrier must present a solid face from top to bottom. Unneces-sary openings or decorative cutouts should not be made. All gaps (except for weep holes) should be filled with grout or caulking.

The improvements listed in this measure shall be offered to

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

Planning

090 - Planning. 7 0090-Planning-MAP - MM 4.13-15 (cont.) Not Satisfied
the existing residents along Garbani Road and included in
the future residences exposed to noise from the high school
athletic field(s).

090 - Planning. 8 0090-Planning-MAP - MM 4.4-29 Not Satisfied
Per MM 4.4-29, the applicant shall provide a brochure to
future residents displaying transportation information in a
prominent area accessible to residents and a kiosk at park
locations.

090 - Planning. 9 0090-Planning-MAP - MM 4.6-1 Not Satisfied

Tribal Cultural Resources P-33-002007 and P-33-023956 shall be avoided and preserved as depicted in the confidential map required in the Preservation Plan (Mitigation Measure 4.6-3) in perpetuity by the Valley Wide Recreation and Park District (VWRPD) or an HOA or through arrangement with the appropriate Native American tribe. No grading or earthmoving shall occur to damage either site, other than the agreed upon impacts to Features in P-33-002007.

Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of P-33-002007 and P-33-023956 during any grading activities within one hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist and the Native American monitor. The fence shall be installed under the supervision of the County approved archaeologist and the Native American monitor prior to commencement of grading or brushing and be removed only after all grading and construction activities have been completed. The temporary fencing plan shall include the following requirements:
1) Provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:

- a. In the event that construction activities are to take place within 100 feet of sites P-33-002007 and P-33-023956, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist, in consultation with the Native American monitor, that consists of the following:
- b. The site boundaries shall be identified.
- c. An adequate buffer for the protection of the sites in consultation with the County archaeologist shall be determined.
- d. Upon approval of buffers, install fencing under the supervision of the project archaeologist and the Native American monitor.
- e. Submit to the Planning Department for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the sites P-33-002007 and P-33-023956.
- f. Fencing will be removed after the conclusion of grading and construction activities and will be monitored by the project archaeologist and Native American monitor.

After mass grading of the project site has been completed, the site shall be avoided and preserved in perpetuity by the Valley Wide Recreation and Park District (VWRPD), or an HOA or the appropriate Native American Tribe or appropriate agency as part of the community park that will be constructed by the proposed Project. Future access to the site will be addressed in the Preservation Plan required in Mitigation Measure 4.6-3. Permanent fencing, if deemed appropriate, will be determined prior to ground disturbance as part of the Preservation Plan. If a fence is not feasible, as determined by the developer in consultation with the appropriate Native American Tribe, an alternative means of

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

Planning

090 - Planning. 9 0090-Planning-MAP - MM 4.6-1 (cont.)
controlling access shall be identified at the County's discretion. Not Satisfied

090 - Planning. 10 0090-Planning-MAP - MM 4.9-3 Not Satisfied

Per MM 4.9-3, prior to issuance of occupancy permits, an information brochure shall be prepared and approved by the Riverside County Environmental Health Department and provided to all home purchasers prior to the close of escrow that informs all purchasers of homes within this development of the system for disposal of household hazardous wastes and the prohibition against disposal of such materials in the municipal solid waste collection system that serves the subdivision. This brochure shall also provide residents with an outline of a neighborhood plan to support self-sufficiency in an emergency. This will include how to establish a volunteer fire response team to support the local fire and emergency responders to manage small fires and identification of local residents with emergency response skills (medical personnel or individuals certified to perform first aid or CPR).

090 - Planning. 11 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 Parks and Recreation District.

090 - Planning. 12 0090-Planning-MAP - RCA BENEFIT Not Satisfied

PRIOR TO THE FINAL BUILDING PERMIT INSPECTION of each unit, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Riverside Conservation Authority in the amount of \$1,460 per unit. This contribution is an extraordinary benefit of the project intended to provide funds for the acquisition of additional open space, to achieve the goals of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).

090 - Planning. 13 0090-Planning-MAP - SKR FEE CONDITION Not Satisfied

rior 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

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

Planning

090 - Planning. 13 0090-Planning-MAP - SKR FEE CONDITION (cont.) Not Satisfied

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 170 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. 14 0090-Planning-MAP- RCA BENEFIT Not Satisfied

PRIOR TO THE FINAL BUILDING PERMIT INSPECTION of each unit, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Riverside Conservation Authority in the amount of \$1,460 per unit. This contribution is an extraordinary benefit of the project intended to provide funds for the acquisition of additional open space, to achieve the goals of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).

090 - Planning. 15 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

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION (cont.) Not Satisfied
improvement plans and as noted elsewhere in these conditions.

- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 2 0090-Transportation-MAP - LANDSCAPING Not Satisfied
The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way,

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-MAP - LANDSCAPING (cont.) Not Satisfied
(or within easements adjacent to the public rights-of-way),
in accordance with Ordinance 461, Comprehensive Landscaping
Guidelines & Standards, and Ordinance 859.

090 - Transportation. 3 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. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. 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. 4 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 eligible for fee credit if installed in the ultimate location:

Leon Road (NS) at Scott Road (EW)

The project proponent may pay cash-in-lieu of improvements. The cash-in-lieu amount shall be 33% of the total cost to design and construct the traffic signal, including associated street improvements, survey, and inspection. No fee credit will be given if cash-in-lieu is paid.

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. 5 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 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. 6 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. 7 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)

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Ms Miller

Address: PO Box 1341

City: Escondido Zip: 92531

Phone #: _____

Date: _____ Agenda # 1.3 11858

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin to flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman, may result in removal from the Board Chambers by Sheriff Deputies.