

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



**ITEM: 1.2  
(ID # 12816)**

**MEETING DATE:**

Tuesday, June 23, 2020

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION DECISION TO APPROVE THE TENTATIVE TRACT MAP NO. 36785 MINOR CHANGE NO. 1 – CEQA Exempt – Applicant: Global Investment Group LLC – Engineering/Representative: Farris Haddad – 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) – Located: North of Wicked Road, East of Heinz Lane, South of Garbani Road and West of Brandon Lane – 170.8 Acres – Zoning: Planned Residential (R-4) – REQUEST: Tentative Tract Map No. 36785 Minor Change No. 1 is a proposal to modify two existing transportation conditions of approval related to a monetary contribution that has a specific deadline. The Tentative Tract Map proposal remains 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 – APNs: 466-210-029, 030, 031, 032, 033, 034, 035, 036, 038 – Related Cases: TR36785. District 3. [Applicant Fees 100%]

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

1. **RECEIVE AND FILE** the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on May 6, 2020.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director 6/8/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Hewitt 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: June 23, 2020  
xc: Planning

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

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

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

**BACKGROUND:**

**Summary**

On July 12, 2016, Agenda Item 16-1, the Board of Supervisors approved General Plan Amendment No. 1129, Change of Zone No. 7856, Tentative Tract Map No. 36785, and Environmental Impact Report No. 542 to allow the construction of a 511 residential lot development that included parks, drainage basins, and open space.

As part of the review and approval process two similar conditions of approval for transportation improvements were placed by the Transportation Department as a general condition of approval and as a condition of approval prior to map recordation. The transportation conditions of approval stated the following:

*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.*

The conditions of approval indicated that the applicant was required to submit a transportation improvement fund to the county within one year of project approval. The condition of approval allowed for that if a legal challenge to the project occurs that the one year period begin after litigation is resolved. A legal challenge was filed against the project that was settled on September 7, 2018 which made the deadline for the one year payment September 7, 2019. Prior to this deadline, staff was communicating with the applicant to resolve this payment. The Final Map is still under review and the Final Tract Map has not been recorded.

On August 8, 2019, prior to the deadline, the applicant submitted a Modification application to the Planning Department and requested a modification to these conditions. Due to the

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

current project circumstances, the applicant is proposing to modify the conditions to the following.

*Within 2 years 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. If payment is not made within the 2 year period, the applicant would be required to pay the following payments by the dates listed below:*

- \$150,000 by September 4, 2019
- \$850,000 by July 31, 2020
- If \$850,000 is not received by July 31, 2020 this shall be replaced by \$950,000 by December 7, 2020

*All 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 two (2) year period shall begin after the litigation is resolved.*

The applicant has already made the contribution in the amount of \$150,000 prior to the noted September 4, 2019 deadline. This modification to the conditions of approval will provide the applicant with additional time to finalize the pending transportation improvement fund. If the modification is granted, the scheduled payment and compliance to these conditions will not be jeopardized. Staff would work closely with the applicant to assist in the completion of conditions of approval.

**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 Planning Department and the Planning Commission.

**Supplemental  
Additional Fiscal Information**

All fees are paid by the applicant. There is no general fund obligation.

**ATTACHMENTS:**

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

- A. PLANNING COMMISSION MINUTES**
- B. PLANNING COMMISSION STAFF REPORT**



Jason Farin, Principal Management Analyst 6/15/2020



**PLANNING COMMISSION  
MINUTE ORDER  
MAY 6, 2020**

**I. AGENDA ITEM 4.5**

**TENTATIVE TRACT MAP NO. 36785 MINOR CHANGE NO. 1 – No New Environmental Document Required** – EIR524 – Applicant: Global Investment Group, LLC – Engineering/Representative: Farris Haddad – 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) – Located: Northerly of Wicked Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 Acres – Zoning: Planned Residential (R-4).

**II. PROJECT DESCRIPTION:**

**Tentative Tract Map Minor Change** is a proposal to modify two (2) existing Transportation Department conditions of approval related to a monetary contribution that has a specific deadline. The Tentative Tract Map proposal remains a Schedule "A" subdivision of 170.8 gross acres into 511 residential lots, which will range on average from 5,000 sq. ft. to 7,000 sq. ft.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

Spoke in favor:

Joseph Rivani, Applicants Representative

No one spoke in opposition or in a neutral position.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

Motion by Commissioner Thornhill, 2<sup>nd</sup> by Commissioner Leonard

A vote of 5-0

**FOUND** that No New Environmental Document is Required; and,

**APPROVED** Tentative Tract Map No. 36785 Minor Change No. 1, subject to the conditions of approval.



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4.5**

**Planning Commission Hearing: May 6, 2020**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TR36785M1
<b>CEQA:</b>	No Further Review Required
<b>Area Plan:</b>	Sun City/Menifee Valley
<b>Zoning Area/District:</b>	Winchester Area
<b>Supervisory District:</b>	Third District
<b>Project Planner:</b>	Gabriel Villalobos
<b>Project APN(s):</b>	466-210-029, 030, 031, 032, 033, 034, 035, 036, 038

<b>Applicant(s):</b>	Global Investment Group LLC
<b>Representative(s):</b>	Farris Haddad




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Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**Tentative Tract Map No. 36785 Minor Change No. 1** is a proposal to modify two existing transportation conditions of approval related to a monetary contribution that has a specific deadline. The Tentative Tract Map proposal remains 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 project is located northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road and westerly of Brandon Lane.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

**APPROVE TENTATIVE TRACT MAP NO. 36785 MINOR CHANGE NO. 1**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan: N/A

**TENTATIVE TRACT MAP NO. 36785 MINOR CHANGE NO. 1**  
**Planning Commission Staff Report: May 6, 2020**  
**Page 2 of 10**

Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development, Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (CD:MDR), Recreation (OS:R)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community – Estate Density Residential (RC-EDR)
East:	Rural Community – Estate Density Residential (RC-EDR)
South:	Rural: Rural Residential (R:RR)
West:	Rural Community – Estate Density Residential (RC-EDR)
Existing Zoning Classification:	Planned Residential (R-4)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agricultural – 5 Acre Minimum (A-1-5)
East:	Rural Residential (R-R), Residential Agricultural – 5 Acre Minimum (R-A-5)
South:	Light Agricultural – 5 Acre Minimum (A-1-5)
West:	Light Agricultural – 5 Acre Minimum (A-1-5)
Existing Use:	Vacant
Surrounding Uses	
North:	Residential Dwelling & Agriculture
South:	Residential Dwelling & Agriculture
East:	Residential Dwelling & Agriculture
West:	Residential Dwelling & Agriculture

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	170.8 Gross Acres	N/A
Proposed Minimum Lot Size:	5,500 sq. ft.	3,500 sq. ft. min.
Total Proposed Number of Lots:	511	N/A
Map Schedule:	Schedule "A"	

Located Within:

City's Sphere of Influence:	N/A
Community Service Area ("CSA"):	Yes – Lakeview / Nuevo / Romoland / Homeland #146 lighting & library
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Low
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No – Coachella Valley Conservation
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within the SKR Fee Area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map



## PROJECT BACKGROUND AND ANALYSIS

### **Background:**

On June 22, 2016 the Board of Supervisors approved General Plan Amendment No. 1129, Change of Zone No. 7856, Tentative Tract Map No. 36785, and Environmental Impact Report No. 524 to allow the construction of a 511 residential lot development that included parks, drainage basins, and open space.

As part of the review and approval process two similar conditions of approval for transportation improvements were placed by the Transportation Department as a general condition of approval and as a condition of approval prior to map recordation. The transportation conditions of approval stated the following:

*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.*

The conditions of approval indicated that the applicant was required to submit a transportation improvement fund to the county within one year of project approval. The condition of approval allowed for that if a legal challenge to the project occurs that the one year period begin after litigation is resolved. A legal challenge was filed against the project that was settled on September 7, 2018 which made the deadline for the one year payment September 7, 2019. Prior to this deadline, staff was communicating with the applicant to resolve this payment. The Final Map is still under review and the Final Tract Map has not been recorded.

On August 8, 2019, prior to the deadline, the applicant submitted a Modification application to the Planning Department and requested a modification to these conditions. Due to the current project circumstances, the applicant is proposing to modify the conditions to the following.

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*All 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 two (2) year period shall begin after the litigation is resolved.*

The applicant has already made the contribution in the amount of \$150,000 prior to the noted September 4, 2019 deadline. This modification to the conditions of approval will provide the applicant with additional time to finalize the pending transportation improvement fund. If the modification is granted, the scheduled payment and compliance to these conditions will not be jeopardized. Staff would work closely with the applicant to assist in the completion of conditions of approval.

### **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

In accordance with State CEQA Guidelines Section 15162, Tentative Tract Map No. 36785 Minor Change No. 1 will not result in any new significant environmental impacts not identified in certified EIR No. 524. The Minor Change is for modification of conditions of approval related to the timing of contribution payments and will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Tentative Tract Map No. 37685 Minor Change No. 1 is a proposal to modify conditions of approval related to the timing of payment of contributions. No physical change will occur in regards to the approved Tentative tract map which was the basis of the analysis of EIR No. 524; and,
- b. The subject site was included within the area analyzed in EIR No. 524; and,
- c. There are no changes to the mitigation measures included in EIR No. 524; and
- d. Tentative Tract Map No. 37685 Minor Change No. 1 does not propose any changes to the approved Tentative Tract Map in any substantive way to the impacts as reviewed in EIR No. 524.

### **FINDINGS AND CONCLUSIONS**

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

#### **Land Use Findings:**

1. The project site is designated Community Development: Medium Density Residential (CD:MDR) (2-5 Acre Minimum) and Open Space: Recreation (OS:R) in the Winchester Area. Development within this area is encouraged to be "single-family detached residences and attached residences with a 2 to 5 acre range. Limited agriculture and intensive animal keeping is discouraged." The proposed modification to the Tentative Tract Map does not change the development configuration and the density remains at approximately 3.0 dwelling units per acre with park areas located within the OS:R designated areas. The modification is consistent with the land use designations, the surrounding community, and with all other relevant policies of this area and the overall General Plan.

2. The existing zoning classification for the project site is Planned Residential (R-4). The surrounding community or neighborhoods is Residential Agricultural (R-A) which are similar to the proposed project and also permits one-family dwellings and agriculture.

**Entitlement Findings:**

The following findings shall be made prior to making a recommendation to grant a Tentative Tract Map Minor Change, pursuant to the provisions of the Riverside County Zoning Ordinance 460 (Subdivisions):

Tentative Tract Map No. 36785 Minor Change No. 1 is a proposal to modify certain existing transportation conditions of approval related to a contribution that has a specific deadline. The Tentative Tract Map proposal remains a subdivision of 170.8-acres into 511 single-family residential lots. The findings required to approve a Minor Change to a Map, pursuant to the provisions of the Riverside County Ordinance 460, are as follows:

1. The proposed modification to the conditions of approval is consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, as discussed herein. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed modification to the previously approved tentative tract map complies with the General Plan and is consistent with the surrounding community of the Winchester area. All State laws and County of Riverside ordinances have been reviewed and have found the project to be within compliance. The General Plan Principle IV.4, states that communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined. The General Plan IV.B.1, also states the General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. This will facilitate the buildout of existing communities, as well as the creation of new towns, each of which have distinct boundary and edge conditions. The proposed minor change to the tentative tract map will comply with the General Plan by subdividing the property that will provide a variety of housing type in single-family residential community, promote community with the open space recreational areas and connecting to adjacent communities parks. The minor change to the tentative tract map is designated Medium Density Residential (MDR) and Open Space: Recreation (OS:R) and is consistent with these land use designations as noted previously and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.
2. The proposed tentative tract map including the modification to the conditions of approval is physically suitable for the type of development and density of the proposed residential development in that the project site is generally flat and is located in an area that is comprised of single-family residential uses primarily; plus the subject property is compatible with the surrounding land uses within the project vicinity. This development is consistent with the General Plan land use designation of Community Development: Medium Density Residential (CD:MDR) that allows single-family detached residences on parcels ranging from 5,500 to 20,000 square feet. The average lot size is approximately 6,605 square feet and is consistent with the zoning ordinance.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Environmental Impact Report for the project. On June 12, 2016 the Riverside County Board of

Supervisors Certified Environmental Impact Report No. 524 which was in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures. The modifications to Tentative Tract Map No. 36785 include changes to the conditions of approval and does not change the project description. No changes to Environmental Impact Report No. 524 have been made and further environmental review is not required.

4. The proposed modification is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site and is not in a Fire Hazard Zone. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large resulting in unsafe conditions. The modification will not change the design of proposed land division.
5. As indicated in the included project conditions of approval, the proposed modification will not land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule "A" Map. Section 10.13.A.1 of Ordinance No. 460 pertain to streets, domestic water, fire protection, electrical, communication facilities, sewage disposal, and agricultural lands as follows:
  - a. Streets: For a Schedule "A" subdivision, sufficient right of way on Wickerd Road, Garbani Road, Briggs Road, and La Ventana Road shall be dedicated for public use to provide for a right-of-way. Corner cut-backs shall be dedicated for public use at all intersections in accordance with county standards No. 805.
  - b. Domestic Water: Water service shall be provided 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 surveyor(s) as well as all other applicable agencies.
  - c. Fire Protection: Fire Hydrants shall be 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.
  - d. Sewage Disposal: Sanitary sewer service shall be provided by 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 surveyor(s) as well as all other applicable agencies.
  - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. No such features exist within or adjacent to the site to require fencing for these purposes. Walls and fencing are proposed throughout the subdivision to attenuate noise where needs be, retain individual lot privacy where appropriate, and make use of views with tubular steel fencing where available.
  - f. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service with lines place underground.
6. The modification to the conditions of approval will not change the design of proposed land division or improvements. The tentative tract map, including the modification, will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division

as there are no physical changes proposed for the already approved subdivision and site accessibility has been accounted for.

7. The modification to the conditions of approval will not change the lots or parcels as shown on the Tentative Tract Map. The project is consistent with the minimum lot size allowed by the project site's Zoning Classifications of Planned Residential (R-4).
8. The proposed Minor Change is a minor modification of the approved Tentative Tract Map that includes a modification to the conditions of approval indicating that the applicant is required to submit a transportation improvement fund to the county within one year of project approval. As stated in Riverside County Ordinance No. 460 Section 2.2.M, "a minor change may alter or delete any condition of approval which is no longer appropriate or necessary." The condition of approval as approved required payment within one year of project approval and allowed for that if a legal challenge to the project occurs that the one year period begin after litigation is resolved. A legal challenge was filed against the project that was settled on September 7, 2018 which made the deadline for the one year payment September 7, 2019. The applicant was able to submit \$150,000 to go towards the required amount prior to the one year deadline; however, the applicant was unable due to market conditions on the ability to market and sell the property made the funding unavailable to meet the full requirement of the condition by that one year deadline. Therefore, the condition as it was approved was not appropriate to accommodate the market and financial reality of developing the property to provide adequate funding. The total amount and possibly more funding is still proposed with the revised condition, but at a more appropriate schedule. The Minor Change request will provide the applicant with additional time to finalize the pending transportation improvement fund. If the modification is granted, the scheduled payment and compliance to this condition will not be jeopardized.

**Development Standards Findings:**

1. The minimum overall area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas shall be 6,000 square feet. The proposed project conforms to this land use regulation as the average lot size, including recreation and service areas, are 6,605 square feet per the approved site plan exhibit.
2. The minimum lot area for the individual lots used as a residential building site shall be 3,500 square feet. The proposed Project includes lots of approximate 5,000 square feet, meeting the minimum requirements. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet. Both the width and depth. The proposed project conforms to the width standard of the proposed R-4 zoning classification of Ordinance No. 348 and all other applicable provisions.
3. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. The proposed project adheres to this land use regulation as the approved design manual allows for a mix of single-family housing styles with a maximum of 40' height, two-story buildings.
4. The proposed Project has an existing development plan (design manual) that includes locations of buildings, heights of buildings, setbacks, walls and fences, off-street parking and public right-of-way designs. The proposed modification does not change the design manual and the development complies with the yard requirements of Ordinance No. 348 which include minimum twenty (20') foot

front yard setbacks, ten (10') foot rear yard setbacks, five (5') foot side yard setbacks, and ten (10') corner lot side yard setbacks.

5. The proposed project shall have a minimum of 2 off-street parking spaces per dwelling unit, per Section 18.12 of Ordinance No. 348.
6. The modification to the conditions of approval does not change the sewage requirements that were placed by the Transportation Department. Sewage systems shall be installed and operational, according to the improvements plans as noted in the conditions of approval
7. The recreation areas shall be of a size, based on the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision. The La Ventana Ranch project has approximately forty-five (45) acres of open space that includes the system of paseos throughout the development, pocket parks and Veterans Park, a fifteen (15) acre "regional park" including various amenities for the community. Pocket parks will be located throughout the community, within a short walking distance to and from most residences.
8. Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles. The project site is bounded by two (2) existing east-west roadways; Garbani Road on the north and Wickerd Road on the south and by two (2) proposed north-south roadways; el Centro Lane on the west and Brandon Lane on the east. The proposed project shall include 5 points of access into the subdivision from those roadways.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is not located within a city's Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or a Local Responsibility Area ("LRA") and is also not located within a high or moderate hazard severity zone.

**Conclusion:**

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the general public, indicating support/opposition to the proposed project.

**APPEAL INFORMATION**

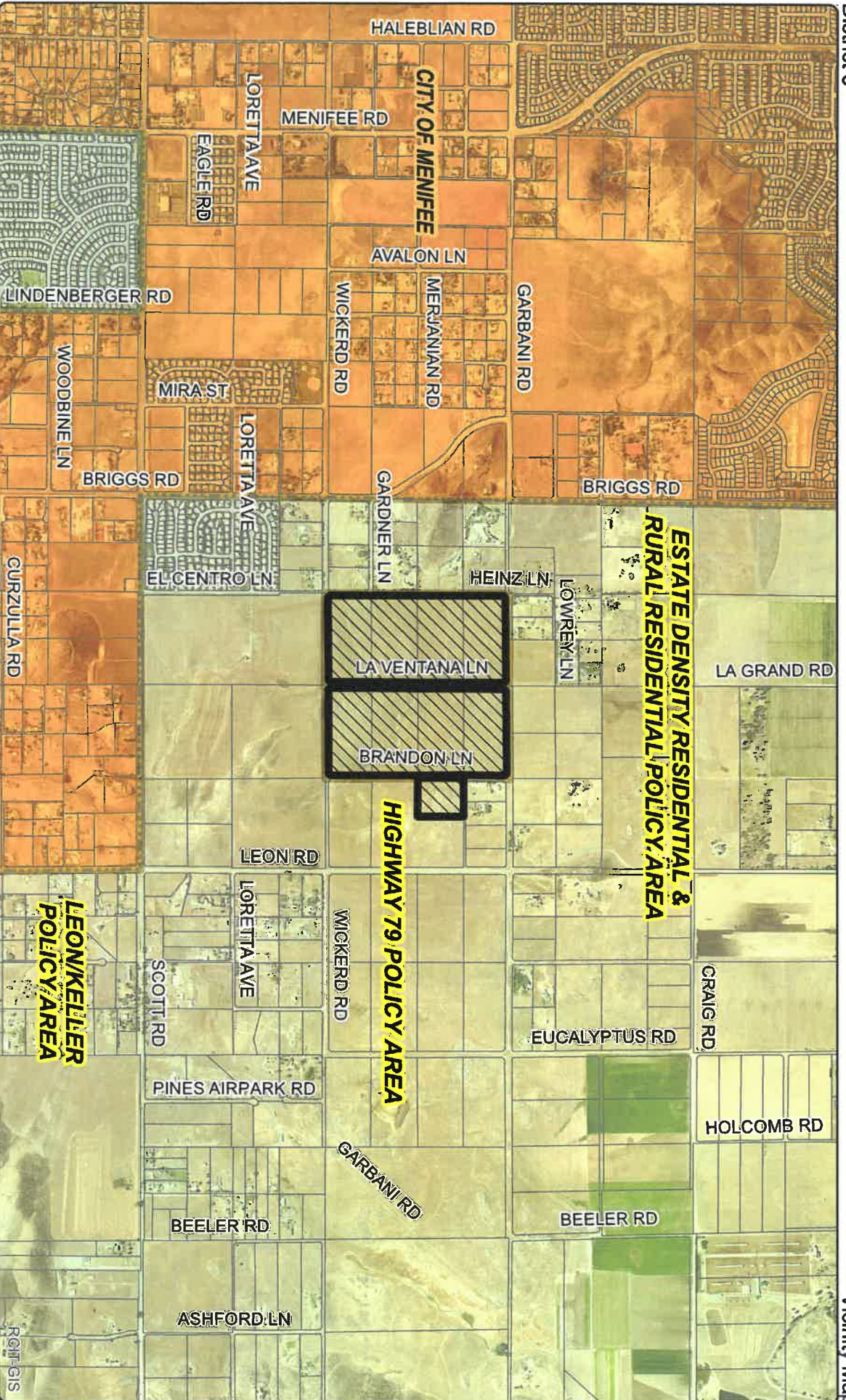
Except as provided in Subsection C. of Section 1.2 of this ordinance, the Planning Commission is the Advisory Agency authorized to directly approve, conditionally approve or disapprove tentative Schedule "A", "B", "C", "D", and "E" maps. If the land divider or any interested party believes that they may be adversely affected by the decision of the Planning Commission, the land divider or any interested party may appeal the decision to the Board of Supervisors. Any such appeal shall be filed with the Clerk of the Board within 10 days after the notice of decision of the Advisory Agency appears on the Board's agenda. The appeal shall be filed in writing, providing the basis for appeal, and shall be accompanied by the fee set forth in Ordinance No. 671 unless the fee shall be paid out of the same fund into which it would be deposited. Upon the filing of the appeal, the Clerk of the Board shall set the matter for public hearing on a date within 30 days after the date of the filing of the appeal and shall give notice of the public hearing in the same manner as was given for the original hearing. The Board shall render its decision on the appeal within 10 days of the closing of the hearing.

---

Supervisor: Washington  
District 3

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**TR36785M1**  
**VICINITY/POLICY AREAS**

Date Drawn: 03/10/2020  
Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided on this map. The map is for informational purposes only and does not constitute a Planning Department action. In Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)935-5277 (Eastern County) or Website: [Riverside.ca.gov](http://Riverside.ca.gov)



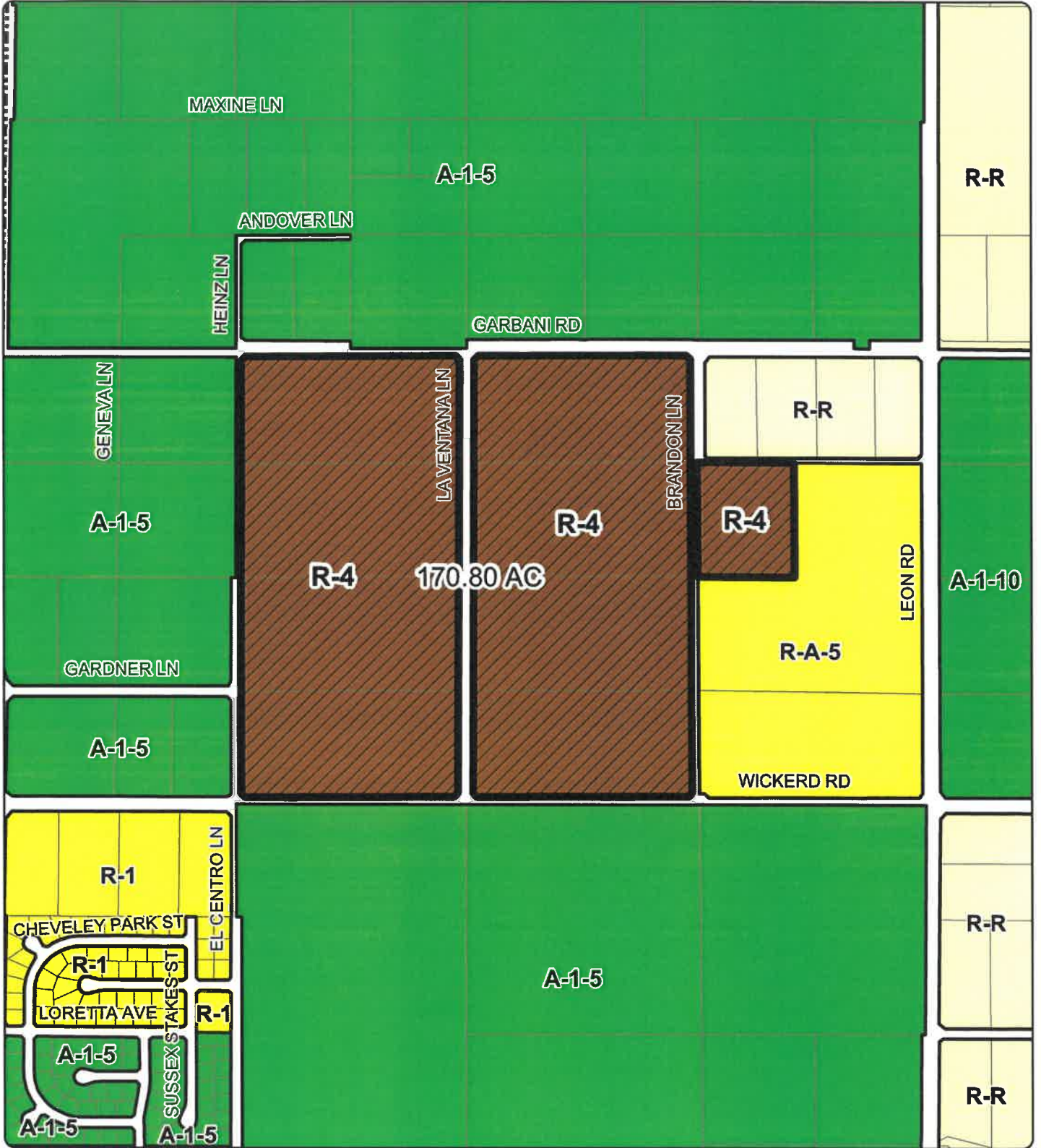
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36785M1

EXISTING ZONING

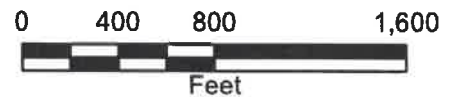
Supervisor: Washington  
District 3

Date Drawn: 03/10/2020  
Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



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

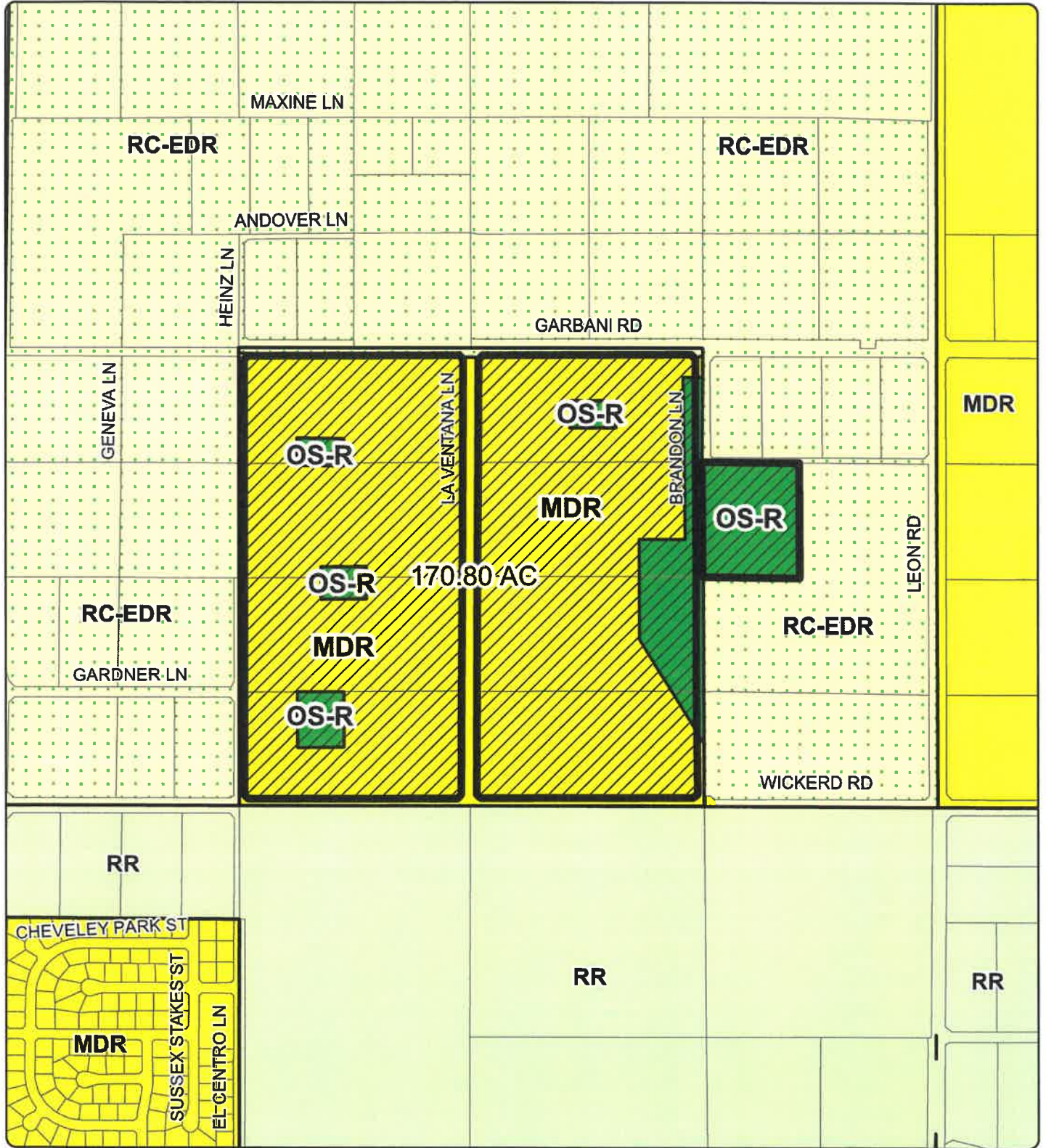
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36785M1

EXISTING GENERAL PLAN

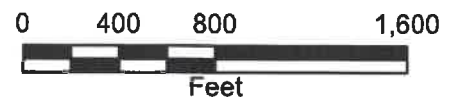
Supervisor: Washington  
District 3

Date Drawn: 03/10/2020  
Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

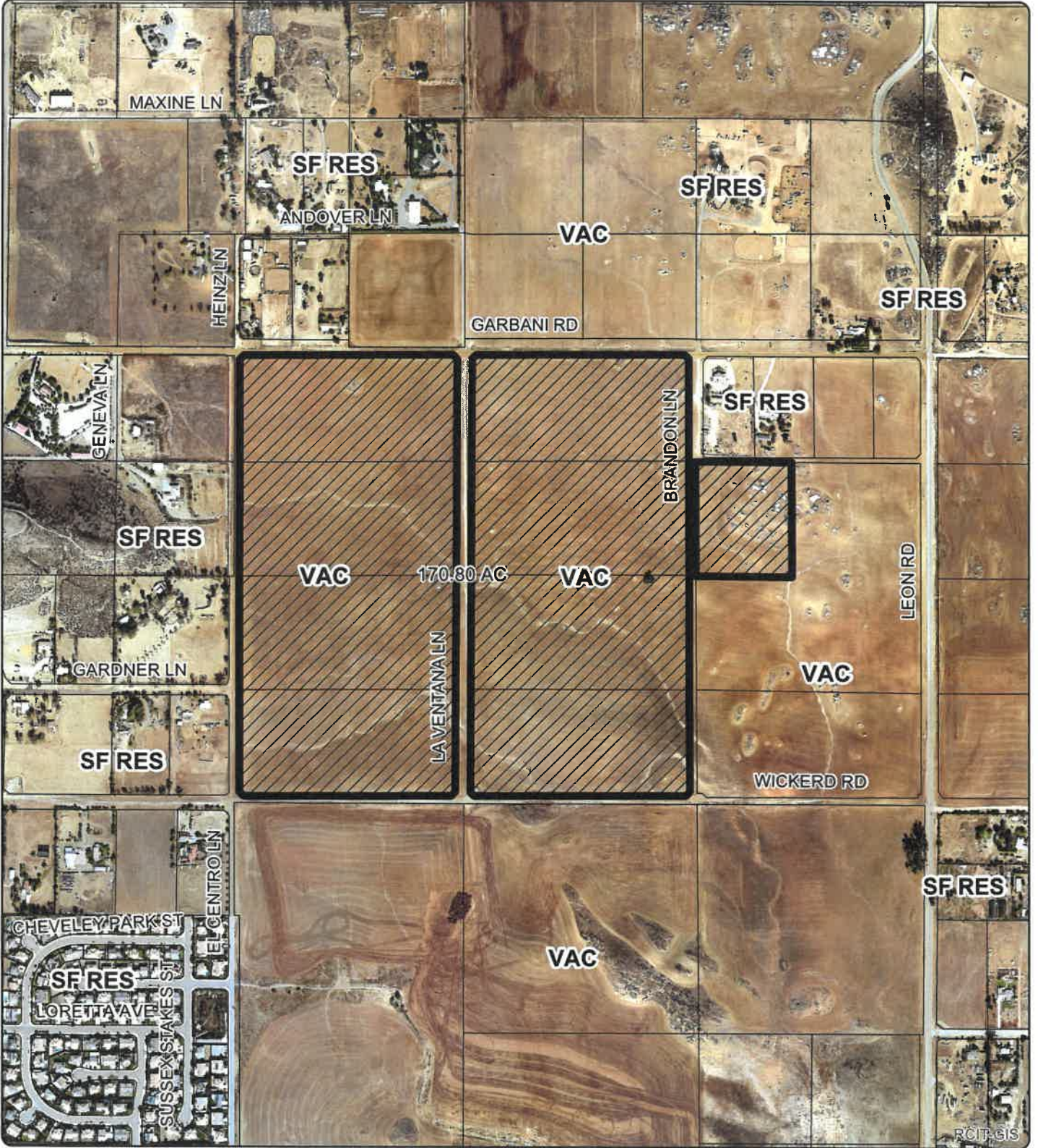
TR36785M1

Supervisor: Washington  
District 3

Date Drawn: 03/10/2020

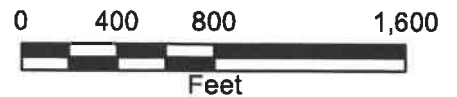
LAND USE

Exhibit 1



Zoning Area: Winchester

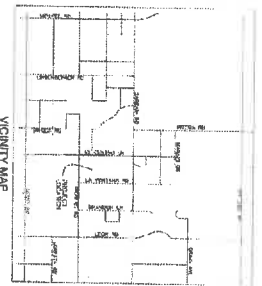
Author: Vinnie Nguyen



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# TENTATIVE TRACT MAP NO. 36785 AMENDMENT NO. 2

APPLICANT: THORNTON & ASSOCIATES, A REAL ESTATE DEVELOPMENT COMPANY, 14000 BAYVIEW AVENUE, SUITE 100, BAYVIEW, CALIFORNIA 94026  
 PREPARED BY: ANDERSON CONSULTING ENGINEERS, INC., 14000 BAYVIEW AVENUE, SUITE 100, BAYVIEW, CALIFORNIA 94026  
 DATE: 08/15/2018



### UTILITY PURVEYORS

**WATER**  
 SUTRO WATER COMPANY  
 1000 MARKET STREET, SUITE 100  
 SAN FRANCISCO, CA 94102  
 (415) 774-2200

**SEWER**  
 SUTRO WATER COMPANY  
 1000 MARKET STREET, SUITE 100  
 SAN FRANCISCO, CA 94102  
 (415) 774-2200

**ELECTRICITY**  
 PACIFIC GAS AND ELECTRIC COMPANY  
 2500 CALIFORNIA STREET, SUITE 100  
 SAN FRANCISCO, CA 94133  
 (415) 774-2200

### STREET DATA

**E. GUYER**  
 24' WIDE  
 12' SIDEWALK  
 12' SIDEWALK

**E. GILBERT**  
 24' WIDE  
 12' SIDEWALK  
 12' SIDEWALK

**E. GARDNER**  
 24' WIDE  
 12' SIDEWALK  
 12' SIDEWALK

### EARTHWORK

**CUT**  
 1.00 CUBIC YARD PER SQUARE FOOT PER FOOT OF CUT

**FILL**  
 1.00 CUBIC YARD PER SQUARE FOOT PER FOOT OF FILL

### APPLICANT

**THORNTON & ASSOCIATES**  
 14000 BAYVIEW AVENUE, SUITE 100  
 BAYVIEW, CALIFORNIA 94026  
 (415) 774-2200

### PREPARED BY

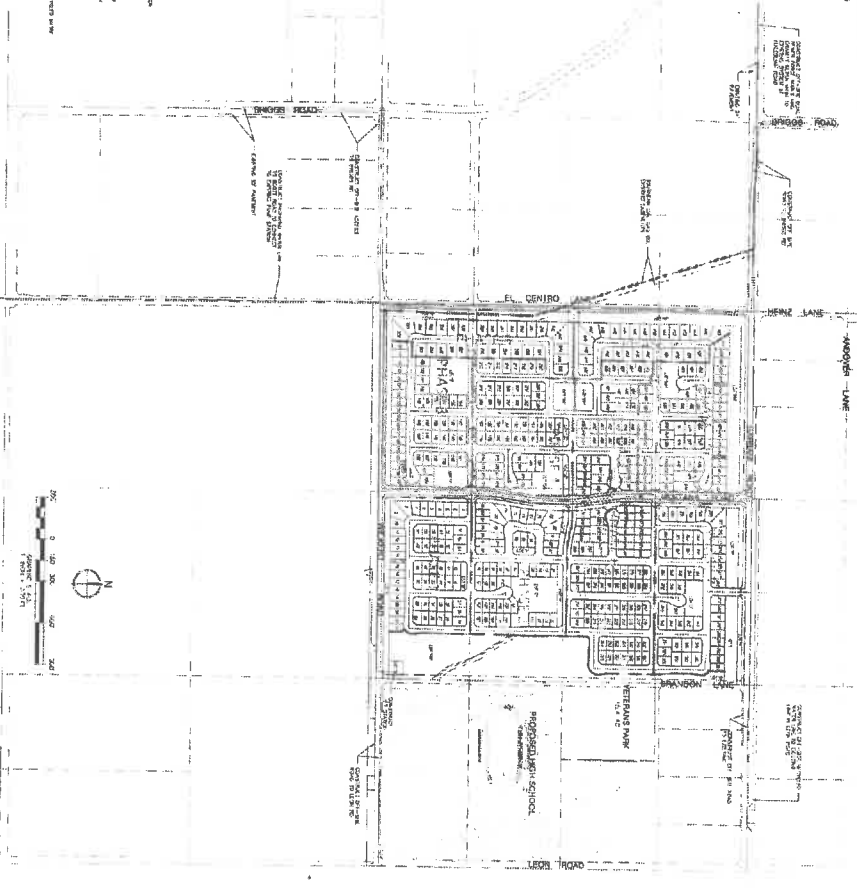
**ANDERSON CONSULTING ENGINEERS, INC.**  
 14000 BAYVIEW AVENUE, SUITE 100  
 BAYVIEW, CALIFORNIA 94026  
 (415) 774-2200

### OWNER

**THORNTON & ASSOCIATES**  
 14000 BAYVIEW AVENUE, SUITE 100  
 BAYVIEW, CALIFORNIA 94026  
 (415) 774-2200

### LEGEND

- 1. LOT
- 2. TRACT
- 3. ALLEYS
- 4. EASEMENTS
- 5. RIGHT-OF-WAY
- 6. EXISTING IMPROVEMENTS
- 7. PROPOSED IMPROVEMENTS
- 8. UNIMPROVED LAND
- 9. ADJACENT TRACTS
- 10. ADJACENT TRACT MAPS
- 11. ADJACENT TRACT MAP AMENDMENTS
- 12. ADJACENT TRACT MAPS UNDER REVIEW



### INDEX MAP



Scale: 1" = 100'

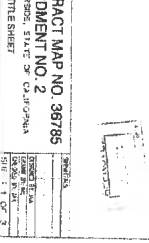
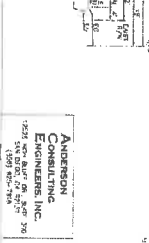
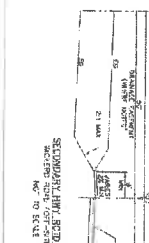
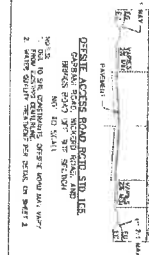
PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
49	50	51	52	53	54
55	56	57	58	59	60
61	62	63	64	65	66
67	68	69	70	71	72
73	74	75	76	77	78
79	80	81	82	83	84
85	86	87	88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

### GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
3. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
4. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
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10. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.

### LAND USE NOTES

1. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
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**ANDERSON CONSULTING ENGINEERS, INC.**  
 14000 BAYVIEW AVENUE, SUITE 100  
 BAYVIEW, CALIFORNIA 94026  
 (415) 774-2200

**TENTATIVE TRACT MAP NO. 36785  
 AMENDMENT NO. 2**

DATE: 08/15/2018

SCALE: 1" = 100'

**TENTATIVE TRACT MAP NO. 36785**

**AMENDMENT NO. 2**

PLANNED AND DEVELOPED BY: [Name]  
 PREPARED BY: [Name]  
 DATE: [Date]



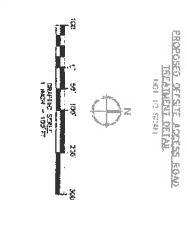
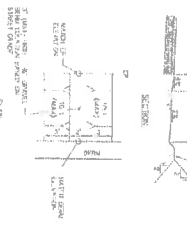
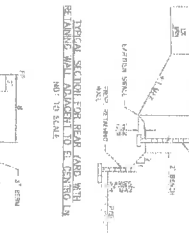
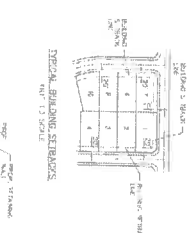
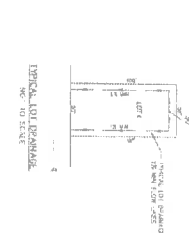
**EASEMENT NOTES**

1. ALL EASEMENTS ARE SHOWN IN RED.

2. ALL EASEMENTS ARE TO BE CONVEYED BY DEED.

3. ALL EASEMENTS ARE TO BE CONVEYED TO THE COUNTY OF INDIANAPOLIS.

4. ALL EASEMENTS ARE TO BE CONVEYED TO THE STATE OF INDIANA.



**AMBERSON ENGINEERING INC.**  
 1000 N. ALBANY STREET, SUITE 100  
 INDIANAPOLIS, IN 46202  
 TEL: 317.633.1111  
 FAX: 317.633.1112  
 WWW.AMBERSONENGINEERING.COM

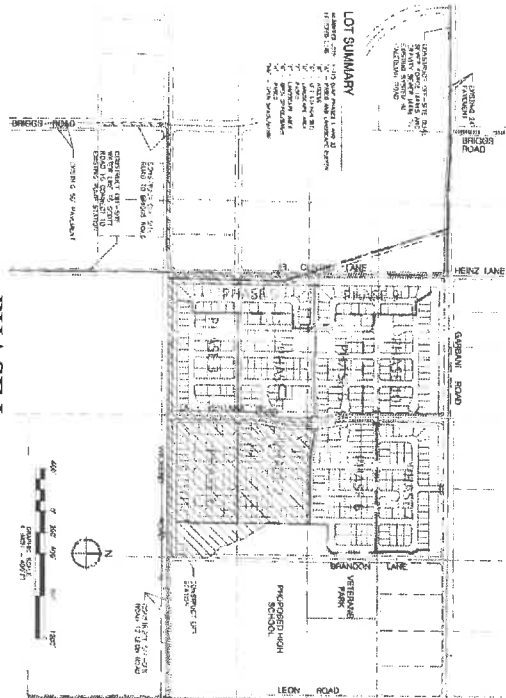
**TENTATIVE TRACT MAP NO. 36785**  
**AMENDMENT NO. 2**  
 COUNTY OF INDIANAPOLIS, STATE OF INDIANA  
 SITE PLAN

# TENTATIVE TRACT MAP NO. 36785 AMENDMENT NO. 2

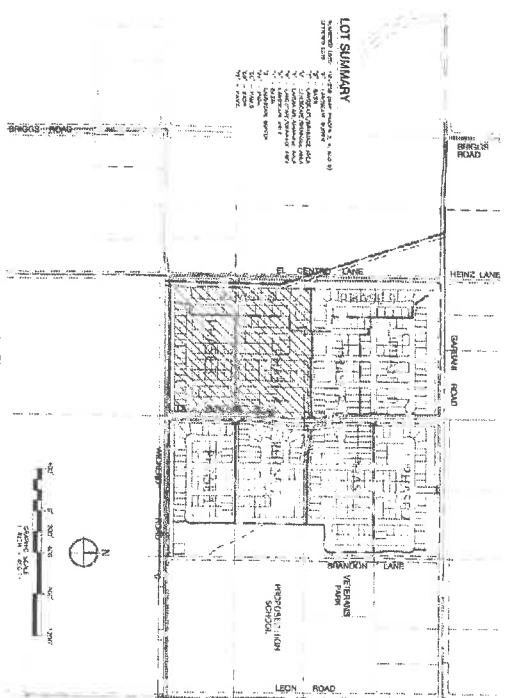
COUNTY OF INDIAN, STATE OF CALIFORNIA

PART 1: THIRTEEN (13) LOTS, AND INTERESTS, VETERANS' INSTITUTE, PHASE I, MAP NO. 36785, PART 1, AND PART 1 OF THE TRACT MAP NO. 36785, AMENDMENT NO. 1, AND PART 1 OF THE TRACT MAP NO. 36785, AMENDMENT NO. 2, AS SHOWN ON THE MAP HERETOFORE FILED FOR RECORD IN THE COUNTY CLERK'S OFFICE IN THE COUNTY OF INDIAN, STATE OF CALIFORNIA, ON APRIL 10, 2019.

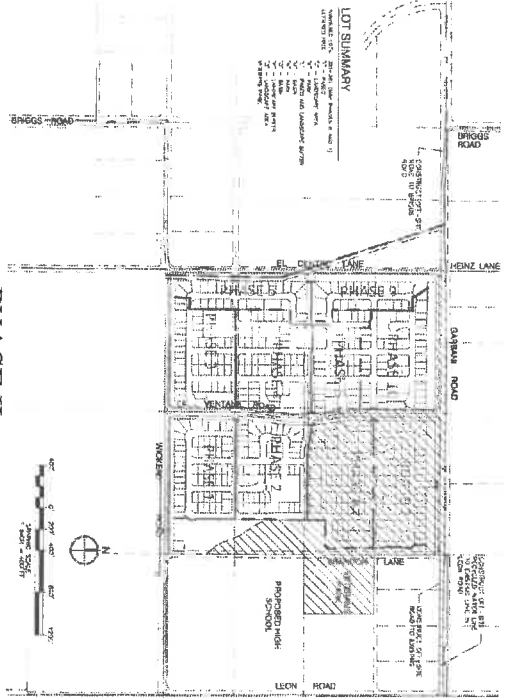
APRIL 2019



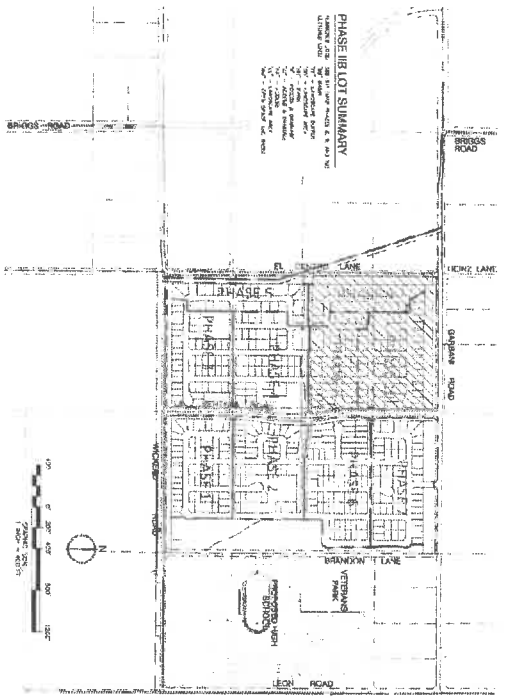
PHASE I



PHASE IIB



PHASE II



PHASE IIB

- LEGEND**
- 20' Right-of-Way
  - 10' Right-of-Way
  - 5' Right-of-Way
  - 10' Easement
  - 5' Easement
  - 10' Easement
  - 5' Easement

ANDERSON  
CONSULTING  
ENGINEERS, INC.  
1101 W. 14th St., Suite 100  
Bakersfield, CA 93311  
TEL: (805) 338-2200  
FAX: (805) 338-2201

TENTATIVE TRACT MAP NO. 36785  
AMENDMENT NO. 2  
DRAWN BY: R. ANDERSON, STATE OF CALIFORNIA  
CHECKED BY: J. ANDERSON, STATE OF CALIFORNIA

DATE: 4/10/19

PHASING PLAN

NO.	DESCRIPTION	DATE
1	PHASING PLAN	4/10/19



COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez  
Agency Director



02/20/20, 4:39 pm

TR36785M1

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36785M1. 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 DRAINAGE GRADE**

Minimum 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

### 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

### 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. 14**                                      **0010-Planning-MAP - MM 4.13-18 (cont.)**

the noise impact below a level of significance.

**Planning. 15**                                      **0010-Planning-MAP - MM 4.13-2**

Per MM 4.13-2, during all project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. All equipment shall be operated in the quietest manner feasible.

**Planning. 16**                                      **0010-Planning-MAP - MM 4.13-3**

Per MM 4.13-3, the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receivers nearest the project site (i.e., to the north and east) during all Project construction.

**Planning. 17**                                      **0010-Planning-MAP - MM 4.13-5**

Per MM 4.13-5, no music or electronically reinforced speech from construction workers shall be audible at noise-sensitive properties.

**Planning. 18**                                      **0010-Planning-MAP - MM 4.13-6**

Per MM 4.13-6, because construction noise is anticipated to exceed 65 dBA at some nearby sensitive receptors during all phases of construction, portable noise barriers shall be placed near the noise-producing equipment between the noise source and the receptors for activities where the anticipated noise at the sensitive receptor would exceed 60dBA. The noise barriers may be constructed from construction materials such as from 4 foot by 8-foot sheets of marine plywood (minimum one-inch thickness) or one and one eighth inch (1 1/8") tongue-in-groove sub-floor, backed with three and a half inch thick R-11 fiberglass insulation for sound absorption. Several such panels may be hinged together in order to be self-supporting and to provide a continuous barrier. The temporary, portable noise barriers should at a minimum

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 18**                                      **0010-Planning-MAP - MM 4.13-6 (cont.)**

reduce noise levels at receptor locations below an exterior sound level of 65 dBA and an interior sound level of 45 dBA at the receptor.

**Planning. 19**                                      **0010-Planning-MAP - MM 4.13-7**

Per MM 4.13-7, where noise barriers required to mitigate operational noise would also mitigate construction noise at off-site sensitive receptors, said noise barriers will be constructed as early in the construction phasing process as possible (i.e., noise barriers shall be constructed prior to building construction where feasible).

**Planning. 20**                                      **0010-Planning-MAP - MM 4.13-8**

Per MM 4.13-8, all employees that will be exposed to noise levels greater than 75 dB over an 8-hour period shall be provided with adequate hearing protection devices to ensure no hearing damage will result from construction activities. Areas where noise levels are routinely expected to exceed 80 dBA shall be clearly posted with signs requiring hearing protection be worn.

**Planning. 21**                                      **0010-Planning-MAP - MM 4.13-9**

Per MM 4.13-9, construction methods and/or equipment shall be used that will provide the lowest level of noise impact at nearby sensitive receptors, i.e., use newer equipment that will generate lower noise levels or alternative equipment that generates less noise than standard equipment.

**Planning. 22**                                      **0010-Planning-MAP - MM 4.15.3-1**

Per MM 4.15.3-1, to assure that the future Project development incorporates defensible landscaping concepts. The design of each tract shall be reviewed with the Planning Department prior to approval of any final tract maps, conditional use permits or other entitlements and the approved maps shall incorporate defensible landscape measures approved by the Planning Department.

**Planning. 23**                                      **0010-Planning-MAP - MM 4.18.1-1**

Per MM 4.18.1-1, the project shall install Ultra-Low-Flush

## 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 Wickerd 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. 52**                                      **0010-Planning-MAP - MM 4.9-1 (cont.)**

the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted under the oversight of Riverside County Site Cleanup Program. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure (a determination of the regulatory agency that the site has been remediated to a threshold that poses no hazard to humans) of the contaminated area.

**Planning. 53**                                      **0010-Planning-MAP - MM 4.9-2**

Per MM 4.9-2, during grading if an unknown contaminated area is exposed based on field observations by the contractor, soils engineer or County inspector, the following actions will be implemented: any contamination found during construction will be reported to the Riverside County Site Cleanup Program and all of the sampling or remediation related to the contamination will be conducted under the oversight of the Riverside County Site Program; construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be identified; a qualified professional (industrial hygienist or chemist) shall test the contamination and determine the type of material and define appropriate remediation strategies; 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 the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area (a determination of the regulatory agency that the site has been remediated to a threshold that poses no hazard to humans).

**Planning. 54**                                      **0010-Planning-MAP - MM 4.9-7**

## 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. 56**                                 **0010-Planning-MAP - ORD 810 OPN SPACE FEE (cont.)**

policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

**Planning. 57**                                 **0010-Planning-MAP - ORD NO. 659 (DIF)**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

**Planning. 58**                                 **0010-Planning-MAP - PDA04882**

County Archaeological Report (PDA) No 4882, submitted for this project (GPA01129) was prepared by Bai "Tom" Tang and Michael Hogan , of CRM Tech and is entitled: "Phase I

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 58

#### 0010-Planning-MAP - PDA04882 (cont.)

Historical/Archaeological Resources Survey, French Valley 170 Project near the City of Menifee, Riverside County, California," dated October 09, 2014.

(PDA) No 4882 concludes that four sites and four isolates are located within the project area.

(PDA) No 4882 recommends that if the four sites cannot be avoided and preserved through project design, Phase II significance testing and evaluation will be required at these four sites, P-33-002007, P-33-002039, P-33-023952, and P-33-023956.

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

#### Planning. 59

#### 0010-Planning-MAP - PDA04900R1 ACCEPTED

County Archaeological Report (PDA) No 4900r1, submitted for this project (TR36785) was prepared by CRM Tech and is entitled: "Phase II Cultural Resources Testing and Evaluation Program Sites 33-002007, 33-002039, 33-023952, and 33-023956 within the French Valley 170/ La Ventana Area", dated September 23, 2015.

(PDA) No 4900r1 concludes that the above referenced sites do not meet the criteria to be considered CEQA significant sites.

(PDA) No 4900r1 recommends that due to the archaeological sensitivity of the area, all earth disturbing activities should be monitored by a qualified archaeologist and a Luiseno Native American Monitor.

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

#### Planning. 60

#### 0010-Planning-MAP - PDP01496 ACCEPTED

County Paleontological Report (PDP) No.1496, submitted for this case (TR36785), was prepared by Harry Quinn of CRM Tech. and is entitled: "Paleontological Resources Assessment Report French Valley 170 Project near the City of Menifee, Riverside County, California", dated October 27, 2014.

PDP01496 concluded: that the project has the potential to impact significant paleontological resources within the Pleistocene-age alluvial sediments at depth.

PDP01496 recommends: that a paleontological resource impact

## 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

#### **Planning. 61**                                 **0010-Planning-MAP - REQUIRED MINOR PLANS (cont.)**

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

#### **Planning. 62**                                 **0010-Planning-MAP - RES. DESIGN STANDARDS**

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-4 zone.
- b. The front yard setback is 10 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet.
- f. The minimum average width of each lot is 40 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 3,500 square feet.
- i. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

#### **Planning. 63**                                 **0010-Planning-MAP - SUBMIT BUILDING PLANS**

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

#### **Planning. 64**                                 **0010-Planning-MAP - TRAIL MAINTENANCE**

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 65**   **0010-Planning-MAP - UNANTICIPATED RESOURCES (cont.)**

**Planning. 65**   **0010-Planning-MAP - UNANTICIPATED RESOURCES**

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

- 1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.
  - a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.
  - b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
  - c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

**Planning. 66**   **0010-Planning-STKP- OFF-HIGHWAY VEHICLE USE**

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

**Planning. 67**   **0020-Planning-MAP- EXPIRATION DATE**

The conditionally approved TENTATIVE MAP shall expire three

## ADVISORY NOTIFICATION DOCUMENT

**Planning**

**Planning. 67                                  0020-Planning-MAP- EXPIRATION DATE (cont.)**

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

**Planning. 68                                  0020-Planning-MAP- LANDSCAPE CORRECTIONS**

Within 30 days of project approval the Landscape plans shall:

1. Clarify how the graded areas that straddle the project boundary will be treated to comply with the County erosion and planting requirements.
2. Provide information where and how maintenance will access the slopes along Garbani and Wickerd Roads, and the basins.
4. Fix the wall linetypes, and scales so they read legibly.
5. All slopes must be planted per County requirements for erosion control (container stock). If not shown on plans or enlargements, please add a note.
6. Please revise Landscape Note #8 to 10' min. width.
7. Grading plans show utilities at Veteran's Park that are not reflected above. Please verify whether there are associated easements or whether placement may affect layout of landscape.
8. Fix the graphics on planting plan and enlargements to reflect wall/fence type.
9. A separation curb will be installed between the project and the school site.

**Planning-All**

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

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

**Planning-All. 2                                  0010-Planning-All-MAP - DEFINITIONS**

The words identified in the following list that appear in

## 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 Meniffee



## 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 2 years 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. If payment is not made within the 2 year period, the applicant would be required to pay the following payments by the dates listed below:

- \$150,000 by September 4, 2019
- \$850,000 by July 31, 2020
- If \$850,000 is not received by July 31, 2020 this shall be replaced by \$950,000 by December 7, 2020

All 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 two (2) 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 TR36785M1\*\*\*

### Waste Resources

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

**Waste Resources. 1                      0010-Waste Resources-MAP - HAZARDOUS MATERIALS (cont.)**

**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: TR36785M1

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.

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 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

Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Flood

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

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 with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

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

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a

Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Flood

050 - Flood. 3                      0050-Flood-MAP OFFSITE EASE OR REDESIGN (cont.)                      Not Satisfied  
copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

050 - Flood. 4                      0050-Flood-MAP ONSITE EASE ON FINAL MAP                      Not Satisfied  
Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 5                      0050-Flood-MAP SUBMIT FINAL WQMP                      Not Satisfied  
A copy of the project specific WQMP shall be submitted to the District for review and approval.

050 - Flood. 6                      0050-Flood-MAP SUBMIT PLANS                      Not Satisfied  
A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

050 - Flood. 7                      0050-Flood-MAP WRITTEN PERM FOR GRADING                      Not Satisfied  
Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

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



Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Planning

050 - Planning. 2                      0050-Planning-MAP - BUS TURNOUTS (cont.)                      Not Satisfied

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

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

Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Planning

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

Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Planning

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

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

Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Planning

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

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. 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,

Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Planning

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

Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Planning

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

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 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.

Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Planning

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

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

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

Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Planning

050 - Planning. 17                      0050-Planning-MAP - REQUIRED APPLICATIONS (cont.)                      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 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)



Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Planning

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

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."

"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

Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Planning-EPD

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

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:

Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Transportation

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

- (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.

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

Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 4            0050-Transportation-MAP - CORNER CUT-BACK I (cont.)            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.

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.

Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 5

0050-Transportation-MAP - DEDICATION (cont.)

Not Satisfied

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.

\*\*\* 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

Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Transportation

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

Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 10      0050-Transportation-MAP - OFF-SITE ACCESS 2 (cont.)      Not Satisfied

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, 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.

Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Transportation

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 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 2 years of project approval or prior to recordation of the tract map, whichever comes first, the



Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 17 0050-Transportation-MAP - TRANSPORTATION BENEFIT (c Not Satisfied applicant shall provide its contribution to the Transportation Department in the amount of \$2,000 per unit. If payment is not made within the 2 year period, the applicant would be required to pay the following payments by the dates listed below:

- \$150,000 by September 4, 2019
- \$850,000 by July 31, 2020
- If \$850,000 is not received by July 31, 2020 this shall be replaced by \$950,000 by December 7, 2020

All 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 two (2) 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 two (2) years 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 through TR36785M1\*\*\*

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 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.

Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Transportation

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

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 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

Plan: TR36785M1

Parcel: 466210029

50. Prior To Map Recordation

Transportation

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

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

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

Grading in excess of 199 cubic yards will require a

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4                      0060-BS-Grade-MAP - GRADING SECURITY (cont.)                      Not Satisfied  
performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

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

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

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

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

060 - BS-Grade. 6                      0060-BS-Grade-MAP - 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

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7                      0060-BS-Grade-MAP - NPDES/SWPPP (cont.)                      Not Satisfied  
construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov) .

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

060 - BS-Grade. 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.

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.

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

BS-Grade

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

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

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4                      0060-Flood-MAP PHASING (cont.)                      Not Satisfied  
required prior to the recordation of the final map.

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

060 - Flood. 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

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Flood

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

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



Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3                      0060-Planning-MAP - FEE BALANCE (cont.)                      Not Satisfied  
Prior to issuance of grading permits, the Planning

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

060 - Planning. 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 satisfaction 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 the State's General Construction Activity Storm Water Permit and NPDES no.

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6                      0060-Planning-MAP - MM 4.10-2 (cont.)                      Not Satisfied  
CAS618033, Order No. R8-2002-0011 for projects within  
Riverside County or the permits in place at the time of  
construction.

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/information:

- 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

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

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

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 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

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

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

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

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.

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 12

0060-Planning-MAP - MM 4.9-5 (cont.)

Not Satisfied

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 storage magazines to the blasting area.

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:

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 12                      0060-Planning-MAP - MM 4.9-5 (cont.)

Not Satisfied

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 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.
- 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

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

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

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 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

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

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

a High potential for paleontological resources (fossils).  
Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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

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

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

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

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

7.Sampling of sediments that are likely to contain the



Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 14                      0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.)                      Not Satisfied  
remains of small fossil invertebrates and vertebrates.

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

9.Fossil identification and curation procedures to be employed.

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

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 15                      0060-Planning-MAP - PALEO PRIMP AND MONITOR (cont.)    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:

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.

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

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

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

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

9.Fossil identification and curation procedures to be employed.

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

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

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

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

060 - Planning. 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

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 19                      0060-Planning-MAP - SKR FEE CONDITION (cont.)                      Not Satisfied

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. 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,

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 22                      0060-Planning-MAP- MM 4.6-10 (cont.)                      Not Satisfied

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 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.

060 - Planning. 23                      0060-Planning-MAP- MM 4.6-6                      Not Satisfied

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.

060 - Planning. 24                      0060-Planning-MAP- MM 4.6-7                      Not Satisfied

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.

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

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and human remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

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

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 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

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning-EPD

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

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



Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3            0060-Planning-EPD- - IMPLEMENT DBESP (cont.)            Not Satisfied  
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

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

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning-EPD

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

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 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

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1            0060-Transportation-MAP - CONSTRUCTION MIT MEASUR    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 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 prospective 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.

Plan: TR36785M1

Parcel: 466210029

60. Prior To Grading Permit Issuance

Transportation

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

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

Standard plan check turnaround time is 10 working days.

060 - Transportation. 3            0060-Transportation-MAP - 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.](http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements)

70. Prior To Grading Final Inspection

Plan: TR36785M1

Parcel: 466210029

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:

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

Plan: TR36785M1

Parcel: 466210029

70. Prior To Grading Final Inspection

Planning

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

Plan: TR36785M1

Parcel: 466210029

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

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

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

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

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

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

Fire

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

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

Plan: TR36785M1

Parcel: 466210029

80. Prior To Building Permit Issuance

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

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.

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.



Plan: TR36785M1

Parcel: 466210029

80. Prior To Building Permit Issuance

Flood

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.

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),

Plan: TR36785M1

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4                      0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN (cor    Not Satisfied  
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 nd 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 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:

Plan: TR36785M1

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 6                      0080-Planning-MAP - FINAL SITE PLAN (cont.)                      Not Satisfied

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.
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

Plan: TR36785M1

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 6                      0080-Planning-MAP - FINAL SITE PLAN (cont.)                      Not Satisfied  
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  
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

Plan: TR36785M1

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 10 0080-Planning-MAP - MM 4.4-19 (cont.)

Not Satisfied

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 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.

Plan: TR36785M1

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

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 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

Plan: TR36785M1

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 15                      0080-Planning-MAP - MODEL HOME COMPLEX (cont.)                      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.
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

Plan: TR36785M1

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 16                      0080-Planning-MAP - ROOF MOUNTED EQUIPMENT (cont.    Not Satisfied  
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  
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



Plan: TR36785M1

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 19                      0080-Planning-MAP - Walls/Fencing Plans (cont.)                      Not Satisfied

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 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.

Plan: TR36785M1

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1            0080-Planning-EPD-MAP - MSHCP UWIG (cont.)            Not Satisfied

\*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 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.

Plan: TR36785M1

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1            0080-Planning-EPD-MAP - MSHCP UWIG (cont.)            Not Satisfied

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 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.

Plan: TR36785M1

Parcel: 466210029

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1          0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST (ca      Not Satisfied  
(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 (RBBD) fee schedule in effect at the time of payment. The project proponent may be eligible to pay a reduced Scott Road RBBD 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 RBBD 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.

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

Plan: TR36785M1

Parcel: 466210029

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

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

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

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

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

Plan: TR36785M1

Parcel: 466210029

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3                      0090-BS-Grade-MAP - REQ'D GRDG INSP'S (cont.)                      Not Satisfied  
to the following:

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

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 4                      0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE                      Not Satisfied  
Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 5                      0090-BS-Grade-MAP - WQMP BMP CERT REQ'D                      Not Satisfied  
Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 6                      0090-BS-Grade-MAP - WQMP BMP INSPECTION                      Not Satisfied  
Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be 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.

Plan: TR36785M1

Parcel: 466210029

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 7                      0090-BS-Grade-MAP - WQMP BMP REGISTRATION (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](http://www.rcwatershed.org/about/materials-library).

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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

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: TR36785M1

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: TR36785M1

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: TR36785M1

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: TR36785M1

Parcel: 466210029

90. Prior to Building Final Inspection

Planning

090 - Planning. 9                      0090-Planning-MAP - MM 4.6-1 (cont.)                      Not Satisfied  
controlling access shall be identified at the County's discretion.

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: TR36785M1

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: TR36785M1

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: TR36785M1

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: TR36785M1

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.

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 PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> TENTATIVE TRACT MAP | <input type="checkbox"/> TENTATIVE PARCEL MAP   |
| <input type="checkbox"/> REVERSION TO ACREAGE           | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP         | <input type="checkbox"/> VESTING MAP            |

MINOR CHANGE      Original Case No. TTM # 36785

REVISED MAP      Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Global Investment Pool LLC

Contact Person: Jeff Enes      E-Mail: jenes@ihpinc.com

Mailing Address: 100 Bayview Circle, Suite 2000  
Newport Beach      CA      92660  
City      State      ZIP

Daytime Phone No: (949) 945-2290      Fax No: ( ) None

Engineer/Representative Name: K&A Engineering, Inc.

Contact Person: Farrish Haddad      E-Mail: farrish@kaengineering.com

Mailing Address: 357 N. Sheridan Street, Suite 117  
Corona      CA      92880  
City      State      ZIP

Daytime Phone No: (951) 279-1800 ext. 170      Fax No: (951) 279-4380

Property Owner Name: JVRL - 220, LLC

Contact Person: James A. Lytle      E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555





**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Wickerd Rd., South of Garbani Rd., East of El Centro Ln., West of Brandon Ln.

**SUBDIVISION PROPOSAL:**

Map Schedule: N/A Minimum Developable Lot Size: 5,000 SF  
Number of existing lots: 9 Number of proposed developable lots: \_\_\_\_\_  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No   
Number of proposed non-developable lots (excluding streets): 14 Subdivision Density: 2.99 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). CZ 7856 / TIM 36785 / GPA 1129  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): 542

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide signed copy(ies): See attached EIR Technical Appendices TOC.

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Global Investment Pool LLC

Address: 100 Bayview Circle, Suite 2000, Newport Beach, CA 92660

Phone number: 949-945-2290

Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 466-210-029, 030, 031, 032, 033, 034, 036, & 038

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: See attached signature page Date \_\_\_\_\_

**This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx  
Created: 04/08/15 Revised: 08/03/18



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

See attached signature page

\_\_\_\_\_  
Property Owner(s) Signature(s) and Date

\_\_\_\_\_  
PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.**

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

*"Planning Our Future... Preserving Our Past"*

## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

**SIGNATURE PAGE TO  
INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

PROPERTY OWNER(S):

Date: 3-13-2020

GLOBAL INVESTMENT POOL LLC,  
a Delaware limited liability company

By: IHP Capital Partners VI, LLC,  
a Delaware limited liability company  
Its Member

By: Institutional Housing Partners VI L.P.,  
a California limited partnership  
Its General Partner

By: IHP Capital Partners,  
a California corporation  
Its General Partner

By: Jeffrey D. Enes  
Jeffrey D. Enes  
Senior Vice President

By: Barry S. Villines  
Barry S. Villines  
Chief Financial Officer



Dawn-Marie Aleson

Direct Dial No.  
(949) 655-7490

Direct Fax No.  
(949) 655-9035

Email Address  
dmaleson@ihpinc.com

March 13, 2020

**VIA FEDERAL EXPRESS**

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

Attn: Gabriel Villalobos  
Russell Brady

**Re: Global Investment Pool LLC, a Delaware limited liability company (“Venture”)**

Dear Mr. Villalobos and Mr. Brady,

Please be advised that IHP Capital Partners, a California corporation (“IHP”), is the general partner of Institutional Housing Partners VI L.P., a California limited partnership (“**General Partner**”). General Partner is the manager of IHP Capital Partners VI, LLC, a Delaware limited liability company (“IHP VI”), which is the sole member of Venture.

Enclosed are copies of the Certificate of Formation and Application for Registration (LLC-5) of Venture, evidencing formation and qualification in Delaware and California, respectively. Due to IHP’s confidentiality protocol, we are unable to provide you with a copy of the Amended and Restated Limited Liability Company Agreement (“**Agreement**”) of Venture. In lieu thereof, this letter will confirm that any two (2) of the following officers of IHP (collectively, “**Senior Officers**”) are authorized, on behalf of IHP in its capacity as general partner of General Partner, in General Partner’s capacity as manager of IHP VI, in IHP VI’s capacity as the sole member of Venture (collectively, “**on behalf of Venture**”), to execute and deliver any and all documents relating to the minor amendment to the final tract map for Tract No. 36785, as may be required (“**Minor Amendment**”).

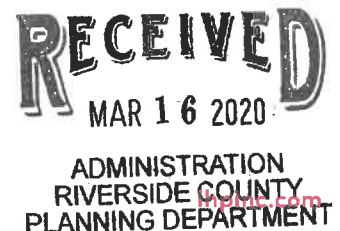
**Newport Beach**

100 Bayview Circle  
Suite 2000  
Newport Beach, CA 92660  
949.851.2121

**San Francisco**

505 Montgomery Street  
Suite 1015  
San Francisco, CA 94111  
415.249.1600

{00062792.1 - 735.374 }



The Senior Officers of IHP are:

Chief Executive Officer	Douglas C. Neff
Co-President	Christopher W. Bley
Co-President	Richard S. Whiteley
Executive Vice President	Donald S. Grant
Chief Financial Officer	Barry S. Villines

As an alternate to the foregoing authority, any one (1) Senior Officer acting together with any one (1) of the following officers, are authorized, on behalf of Venture, to execute documents relating to the Minor Amendment:

Chief Accounting Officer	Brenda L. Zalke
Senior Vice Presidents	Brenda J. Habeck
	C. Blaine Peterson
	Jeffrey D. Enes
	Jennifer T. Dudley
	Reneé P. McDonnell

Please do not hesitate to contact Shelli J. Black, Esq. or the undersigned if you have any questions or require additional information.

Very truly yours,



Dawn-Marie Aleson  
Assistant Secretary  
Senior Paralegal

Enclosures

cc: Michelle Ouellette, Esq.  
Noah Shih  
Jeffrey D. Enes  
Shelli J. Black, Esq.



# Delaware

PAGE 1

*The First State*

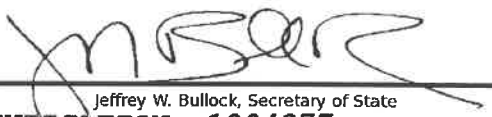
I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "GLOBAL INVESTMENT POOL LLC", FILED IN THIS OFFICE ON THE TWELFTH DAY OF MARCH, A.D. 2014, AT 5:40 O'CLOCK P.M.

5497290 8100

140324551

You may verify this certificate online  
at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)



  
Jeffrey W. Bullock, Secretary of State  
AUTHENTICATION: 1204377

DATE: 03-13-14

State of Delaware  
Secretary of State  
Division of Corporations  
Delivered 06:28 PM 03/12/2014  
FILED 05:40 PM 03/12/2014  
SRV 140324551 - 5497290 FILE

STATE OF DELAWARE  
LIMITED LIABILITY COMPANY  
CERTIFICATE OF FORMATION  
OF  
GLOBAL INVESTMENT POOL LLC

1. The name of the limited liability company is Global Investment Pool LLC.
2. The address of its registered office in the State of Delaware is 2711 Centerville Road, Suite 400, in the City of Wilmington, Delaware 19808. The name of its Registered Agent at such address is Corporation Service Company.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation this 11th day of March, 2014.

  
CYNTHIA REYES  
Authorized Person

**State of California  
Secretary of State**

**CERTIFICATE OF REGISTRATION**

I, DEBRA BOWEN, Secretary of State of the State of California, hereby certify:

That on the 13th day of March, 2014, GLOBAL INVESTMENT POOL LLC, complied with the requirements of California law in effect on that date for the purpose of registering to transact intrastate business in the State of California; and further purports to be a limited liability company organized and existing under the laws of Delaware as GLOBAL INVESTMENT POOL LLC and that as of said date said limited liability company became and now is duly registered and authorized to transact intrastate business in the State of California, subject, however, to any licensing requirements otherwise imposed by the laws of this State.

IN WITNESS WHEREOF, I execute  
this certificate and affix the Great Seal  
of the State of California this day of  
March 18, 2014.



*Debra Bowen*

**DEBRA BOWEN**  
Secretary of State

LML

201407710466

LLC-5

Application to Register a Foreign Limited Liability Company (LLC)

To register in California an LLC from another state, country or other place, fill out this form, and submit for filing along with:

- A \$70 filing fee, and
- A certificate of good standing, issued within the last six (6) months by the agency where the LLC was formed.
- A separate, non-refundable \$15 service fee also must be included, if you drop off the completed form.

Important! LLCs in California may have to pay a minimum \$800 yearly tax to the California Franchise Tax Board. For more information, go to <https://www.ftb.ca.gov>.

Registered LLCs cannot provide in California "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

FILED  
Secretary of State  
State of California

MAR 13 2014

This Space For Office Use Only

For questions about this form, go to [www.sos.ca.gov/business/be/filing-tips.htm](http://www.sos.ca.gov/business/be/filing-tips.htm)

LLC Name to be used for this LLC in California

1 a. GLOBAL INVESTMENT POOL LLC

LLC Name

List the LLC name you use now (exactly as listed on your certificate of good standing)

b.

Alternate Name

If the LLC name in Item 1a does not comply with California Corporations Code section 17701.08; list an alternate name to be used in California exactly as it is to appear on the records of the California Secretary of State. The alternate name must include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and may not include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to [www.sos.ca.gov/business/be/name-availability.htm](http://www.sos.ca.gov/business/be/name-availability.htm).

LLC History

2 a. Date your LLC was formed (MM, DD, YYYY):

March 12, 2014

b. State, country or other place where your LLC was formed:

Delaware

c. Your LLC currently has powers and privileges to conduct business in the state, country or other place listed above.

Service of Process (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Do not list an address if the agent is a California registered corporate agent as the agent's address for service of process is already on file.)

3 a. Corporation Service Company which will do business in California as CSC-Lawyers Incorporating Service

Agent's Name

CA

b.

Agent's Street Address (if agent is not a corporation) - Do not list a P.O. Box City (no abbreviations) State Zip

If the agent listed above has resigned or cannot be found or served after reasonable attempts, the California Secretary of State will be appointed the agent for service of process for your LLC.

LLC Addresses

4 a. 3470 Wilshire Boulevard, Suite 1020

Los Angeles California 90010

Street Address of Principal Executive Office - Do not list a P.O. Box

City (no abbreviations)

State Zip

b. 3470 Wilshire Boulevard, Suite 1020

Los Angeles

CA 90010

Street Address of Principal Office in California, if any - Do not list a P.O. Box

City (no abbreviations)

State Zip

c.

Mailing Address of Principal Executive Office, if different from 4a or 4b

City (no abbreviations)

State Zip

Read and sign below:

I am authorized to sign this document under the laws of the state, country or other place where this LLC was formed.

Cynthia Reyes  
Sign here

Cynthia Reyes

Print your name here

Authorized Person

Your business title

Make check/money order payable to: Secretary of State

Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a \$5 certification fee.

By Mail

Secretary of State  
Business Entities, P.O. Box 944228  
Sacramento, CA 94244-2280

Drop-Off

Secretary of State  
1500 11th Street, 3rd Floor  
Sacramento, CA 95814

# Delaware

PAGE 1

*The First State*

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "GLOBAL INVESTMENT POOL LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE THIRTEENTH DAY OF MARCH, A.D. 2014.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "GLOBAL INVESTMENT POOL LLC" WAS FORMED ON THE TWELFTH DAY OF MARCH, A.D. 2014.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE NOT BEEN ASSESSED TO DATE.



5497290 8300

140326564

You may verify this certificate online  
at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

A handwritten signature in black ink, appearing to read "JBullock", written over a horizontal line.

Jeffrey W. Bullock, Secretary of State

AUTHENTICATION: 1204455

DATE: 03-13-14

201407710466



I hereby certify that the foregoing transcript of 2 page(s) is a full, true and correct copy of the original record in the custody of the California Secretary of State's office.

MAR 19 2014 PS

Date: \_\_\_\_\_

*Debra Bowen*  
DEBRA BOWEN, Secretary of State

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**TENTATIVE TRACT MAP NO. 36785 MINOR CHANGE NO. 1 – No New Environmental Document Required**  
– EIR524 – Applicant: Global Investment Group, LLC – Engineering/Representative: Farris Haddad – 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) – Located: Northerly of Wicked Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 Acres – Zoning: Planned Residential (R-4) – **REQUEST: Tentative Tract Map No. 36785 Minor Change No. 1**, is a proposal to modify two (2) existing Transportation Department conditions of approval related to a monetary contribution that has a specific deadline. The Tentative Tract Map proposal remains a Schedule “A” subdivision of 170.8 gross acres into 511 residential lots, which will range on average from 5,000 sq. ft. to 7,000 sq. ft.

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter**  
DATE OF HEARING: **MARCH 18, 2020**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Gabriel Villalobos  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on March 04, 2020,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TR36785M1 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

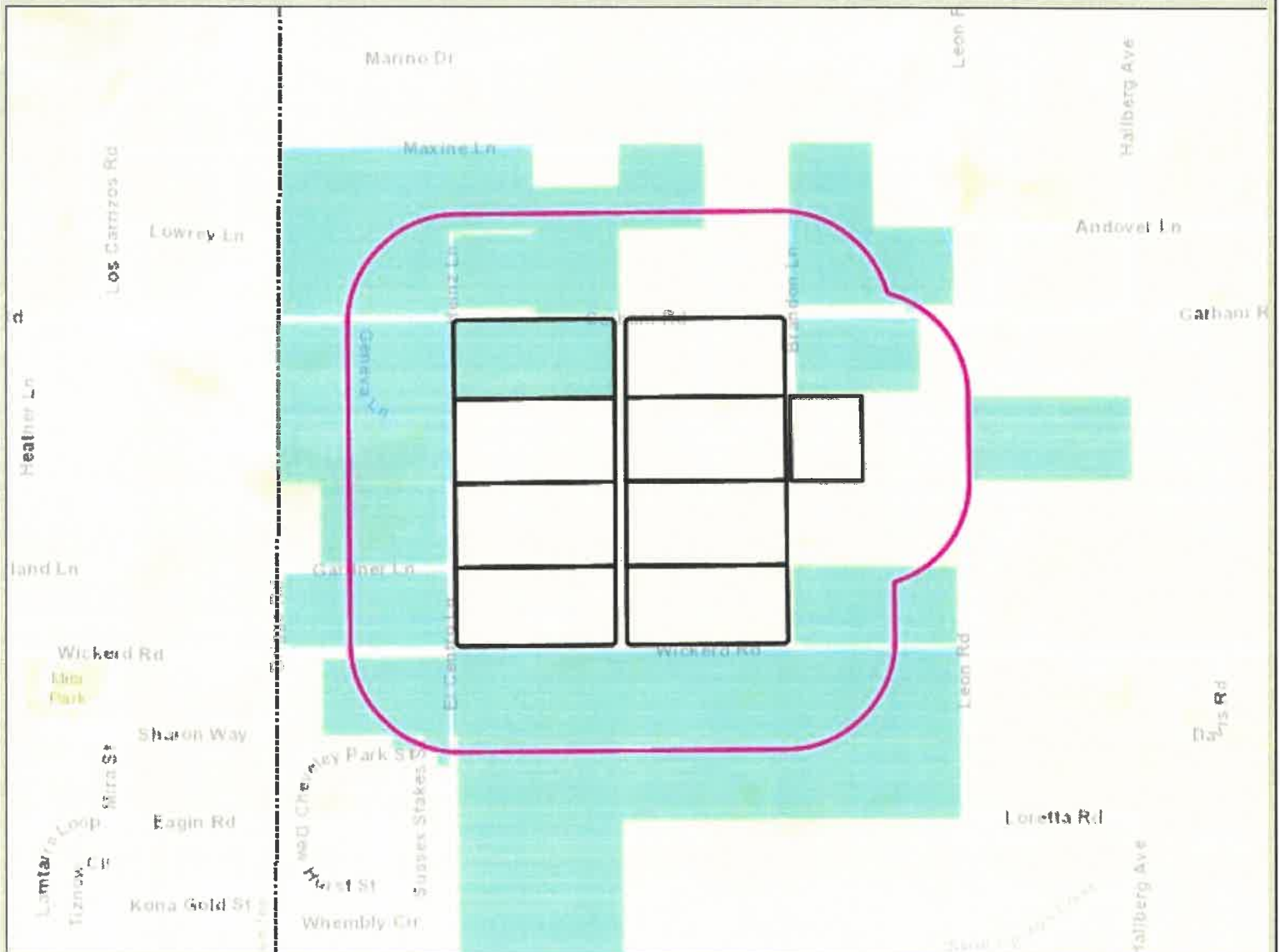
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158






# Riverside County GIS Mailing Labels

TR36785M1 ( 1000 feet buffer )



## Legend

-  County Boundary
-  Cities
-  World Street Map

## Notes



0 1,505 3,009 Feet

**\*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... 3/3/2020 4:26:15 PM

© Riverside County RCIT

## NOTICE OF PUBLIC HEARING

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TIME OF HEARING:	<b>9:00 a.m. or as soon as possible thereafter</b>
DATE OF HEARING:	<b>MAY 6, 2020</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-29-20, this meeting will be conducted by teleconference. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received during or after the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Gabriel Villalobos  
P.O. Box 1409, Riverside, CA 92502-1409

466130009  
JMB LEGACY PROP  
PO BOX 298  
WENDELL ID 83355

466130011  
LARRY K. VANLIEW  
31580 CORTE ROSARIO  
TEMECULA CA 92592

466130025  
DAVID RAY BURCH  
30464 STEIN WAY  
HEMET CA 92543

466130027  
CARMEN JIMENEZ  
30940 GARBANI RD  
WINCHESTER CA 92596

466130028  
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LAKE OSWEGO OR 97034

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466130036  
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PASADENA CA 91101

466130045  
MARILEE ELLEN HILL  
30300 GARBANI RD  
MENIFEE CA 92584

466130046  
LYLE L. CHRISTENSEN  
14797 SUNRISE HILL  
RIVERSIDE CA 92508

466130047  
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PERRIS CA 92570

466130051  
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31780 BRIGGS RD  
MENIFEE CA 92584

466130052  
RICHARD DENNIS SCALES  
31800 BRIGGS RD  
MENIFEE CA 92584

466210011  
HILDA HERNANDEZ  
1001 FLINTROCK RD  
DIAMOND BAR CA 91765

466210012  
HERNANDEZ 2011 FAMILY TRUST DATED  
2621 W LA HABRA BLVD  
LA HABRA CA 90631

466210013  
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32100 GENEVA LN  
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466210014  
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466210019  
AUSTREBERTO MONGE  
30145 GARDNER LN  
MENIFEE CA 92584

466210020  
RONALD W. WYSCARVER  
30155 GARDNER LN  
MENIFEE CA 92584

466210021  
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30735 GARBONI RD  
WINCHESTER CA 92596

466210022  
GRANT BECKLUND  
30811 GARBANI RD  
WINCHESTER CA 92596

466210023  
RUSSELL WINKLER  
10746 FRANCIS PL NO 327  
LOS ANGELES CA 90034

466210026  
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MENIFEE CA 92584

466210027  
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30220 GARDNER LN  
MENIFEE CA 92584

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NEWPORT BEACH CA 92660

466210037  
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155 E 4TH ST  
PERRIS CA 92570

466220003  
CALVARY CHAPEL OF MENIFEE  
29220 SCOTT RD  
MENIFEE CA 92584

466220020  
DARRYL K. BENDER  
18267 MARBRISE ABANITA  
MURRIETA CA 92562

466220021  
JONG DUK KIM  
16288 CAMEO CT  
WHITTIER CA 90604

466220022  
JENELLE MARIE JACKSON  
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MENIFEE CA 92584

466220027  
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JACKSONVILLE NC 28540

466382005  
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32675 EL CENTRO LN  
MENIFEE CA 92584

466382006  
BENITO SANCHEZ  
10001 W FRONTAGE RD OFC  
SOUTH GATE CA 90280

**Applicant/Owner:**

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

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Global Investment Pool LLC  
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c/o Farris Haddad  
357 N. Sheridan St., Suite 117  
Corona, CA 92880

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**Owner:**

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c/o James A. Lytle  
41391 Kalmia Street, Suite 200  
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**Non-County Agencies:**

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