

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**21.2**  
(MT 25010)

10:00 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing on Development Agreement No. 2400002; Ordinance No. 664.106 – Not a Project under CEQA or Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines section 15061(b)(3) – Applicant: Representative/Engineer: KWC Engineers c/o John Snell – First and Second Supervisorial Districts – Mead Valley Zoning District – Lake Matthews / Woodcrest / Mead Valley Area Plans – Open Space: Recreation (OS: R); Rural Community: Low Density Residential (RC: LDR); Rural Community: Estate Density Residential (RC: EDR) – Open Space: Conservation (OS: C) – Open Space: Recreation (OS: R) – Location: north of Rider Street, south of Cajalco Road, east of Wood Road, and west of Barton Street – 364.27+/- acres – Specific Plan: Boulder Springs #229 – REQUEST: Development Agreement No. 2400002 is a proposal to extend the expiration date for six (6) approved tract maps, TR31607 through TR31612, for a minimum of 5 years to July 9, 2029 and to provide community benefits throughout the tract maps, including but not limited to the following: widen and improve Cajalco Road between Wood Road & Alexander Street, widen and improve Rider Street including a trail section on the northern roadway of Rider Street; trail connects throughout the development, dedicate land for a future fire station and the establishment of a CFD for the fire station, and additional funds collected from the tract map developments for affordable housing – APNs: 321-140-027, 019, 321-140-023, 024, 031, 032, 321-410-011, 013, 014, 015, 321-140- 020, 321-410-001, 006, 321-140-022. Districts 1 and 2.

On motion of Supervisor Spiegel, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, June 4, 2024, at 10:00 a.m. or as soon as possible thereafter.

Roll Call:  
Ayes: Jeffries, Spiegel, Washington and Perez  
Nays: None  
Absent: Gutierrez \_\_\_\_\_

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on May 21, 2024, of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: May 21, 2024  
Kimberly A. Rector, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: Naomy Li Deputy

AGENDA NO.  
21.2

xc: Planning, COB

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



**ITEM: 21.2  
(ID # 25010)**

**MEETING DATE:**

Tuesday, May 21, 2024

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON DEVELOPMENT AGREEMENT NO. 2400002; Ordinance No. 664.106 – Not a Project under CEQA or Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines section 15061(b)(3) – Applicant: Representative/Engineer: KWC Engineers c/o John Snell – First and Second Supervisorial Districts – Mead Valley Zoning District – Lake Matthews / Woodcrest / Mead Valley Area Plans – Open Space: Recreation (OS: R); Rural Community: Low Density Residential (RC: LDR); Rural Community: Estate Density Residential (RC: EDR) – Open Space: Conservation (OS: C) – Open Space: Recreation (OS: R) – Location: north of Rider Street, south of Cajalco Road, east of Wood Road, and west of Barton Street – 364.27+/- acres – Specific Plan: Boulder Springs #229 – REQUEST: Development Agreement No. 2400002 is a proposal to extend the expiration date for six (6) approved tract maps, TR31607 through TR31612, for a minimum of 5 years to July 9, 2029 and to provide community benefits throughout the tract maps, including but not limited to the following: widen and improve Cajalco Road between Wood Road & Alexander Street, widen and improve Rider Street including a trail section on the northern roadway of Rider Street; trail connects throughout the development, dedicate land for a future fire station and the establishment of a CFD for the fire station, and additional funds collected from the tract map developments for affordable housing – APNs: 321-140-027, 019, 321-140-023, 024, 031, 032, 321-410-011, 013, 014, 015, 321-140- 020, 321-410-001, 006, 321-140-022. Districts 1 and 2. [Applicant Fees 100%]

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

Continued on Page 2

**ACTION:Policy**

  
John Hildebrand, Planning Director 5/15/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

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

1. **APPROVE DEVELOPMENT AGREEMENT NO. 2400002, TO EXTEND THE EXPIRATION OF TENTATIVE TRACT MAP NOS. 31607, 31608, 31609, 31610, 31611, and 31612** from July 9, 2024 to July 9, 2029 based on the findings and conclusions in this staff report and all exhibits and subject to all previously approved and/or amended Advisory Notification Documents and Conditions of Approval; and
2. **INTRODUCE, READ TITLE, and WAIVE FURTHER READING OF, and ADOPT** on successive weeks **Ordinance No. 664.106**, an ordinance of the County of Riverside approving **DEVELOPMENT AGREEMENT NO. 2400002**, based upon the findings in the staff report.

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

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

**BACKGROUND:**

**Summary**

Boulder Springs Specific Plan (SP) No. 229 Amendment No. 1

TTM Nos. 31607, 31608, 31609, 31610, 31611, and 31612 (“the Maps”) are located within a larger approved land use plan spanning 938 acres located to the north and south of Cajalco Road and identified as Specific Plan (SP) No. 229 (formerly known as HB Ranches). SP No 229 was originally approved in September of 1988 and Amendment No. 1 to SP No. 229 (“SP No. 229 A1” or “Boulder Springs SP”) was subsequently approved by the Board of Supervisors on October 28, 2003. The approved land use plan for the Boulder Springs SP provides 13 distinct Planning Areas consisting of 1,321 single-family residential lots (1.9 dwelling units per acre), 214 acres of open space (23% of the overall plan area), two 15 acre lots for commercial use, a 14 acre school site, 7 acres of parks, and 16 acres for roadways.

The Boulder Springs SP envisions a planning community, composed of single-family residential land uses with abundant landscaping within an evolving suburban setting. The residential element of the plan contains approximately 663 acres and consists of 1,321 single-family residences on lots ranging from a minimum of 12,000 square feet to 20,000 square feet. A major design feature of the Boulder Springs SP is the inclusion of a significant amount of open space (214 acres or 23% of the overall plan area) which will include: preservation and

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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enhancement of the Cajalco Creek corridor; development of multi-purpose trails, including an equestrian underpass at Cajalco Road; and preservation of a large open space area, including California Gnatcatcher habitat.

TTM Nos. 31607, 31608, 31609, 31610, 31611, and 31612

The Development Agreement before the Planning Commission today seeks to extend the life of the Maps which are located to the south of Cajalco Road within the Boulder Springs SP. The Maps were originally approved by the Board of Supervisors on January 9, 2007 and had an original expiration date of January 9, 2010 (3 years from the date of approval). The Maps comprise portions of the Boulder Springs SP known as Planning Areas 6, 7, 8, 8a, 9, 10, which consist of 632 residential lots, 1 park of approximately 2.3 acres, and open space consisting of 47.7 acres. The development standards of the Maps are outlined in the Zoning Ordinance for the Boulder Springs SP. The 632 residential lots within the Maps are described, as follows:

<u>TTM</u>	<u># of Lots</u>	<u>Acres</u>	<u>Schedule of Map</u>	<u>Minimum Lot Size</u>
TTM No. 31607	78 lots	56.52 acres	Schedule "B" Map	20,000 sq. ft.
TTM No. 31608	67 lots	44.8 acres	Schedule "B" Map	20,000 sq. ft.
TTM No. 31609	72 lots	47.34 acres	Schedule "B" Map	20,000 sq. ft.
TTM No. 31610	165 lots	70.1 acres	Schedule "A" Map	12,000 sq. ft.
TTM No. 31611	186 lots	98 acres	Schedule "A" Map	12,000 sq. ft.
TTM No. 31612	64 lots	48.7 acres	Schedule "A" Map	12,000 sq. ft.

The tract maps to the north of Cajalco Road within the Boulder Springs SP have already expired and the Applicant is currently processing new maps and a revision to the Boulder Springs SP for that location, which will be considered by the Planning Commission at a future public hearing.

Riverside County Map Extensions of Time. There are three types of extensions to extend the life of tentative tract and parcel maps: discretionary extensions, statutory extensions, and development agreements. If a final map has not been recorded prior to the expiration date, the tentative map will officially expire.

1. Discretionary extensions of time: Pursuant to Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial lifespan of three years. In addition, and with submittal of a timely filed extension request, the Planning Commission (acting in its capacity as the County's "Advisory Agency") may grant two, three-year extensions, allowing for a total, potential tentative map lifespan of 9 years.

2. Statutory extensions of time: In response to a state and national economic downturn between 2007 and 2009, the California Legislature approved the following series of bills for purpose of

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extending the expiration of subdivision maps and ultimately facilitating the continued production of housing pursuant to the following state bills: SB1185, AB333, AB208, AB116, and AB1561.

3. Development agreements: According to the California Subdivision Map Act (California Government Code section 66452.6) and case law (North Murrieta Community v. City of Murrieta (2020) 50 Cal.App.5th 31.), development agreements may extend the life of unexpired tentative maps.

History of the Extensions of Time for the Maps As previously discussed, the Maps were originally approved by the Board of Supervisors on January 9, 2007 and had an original expiration date of January 9, 2010 (3 years from the date of approval). Since that time, the life of the maps have been extended multiple times with five automatic statutory extensions (SB1185, AB333, AB208, AB116, AB1516) and two discretionary extensions (Ordinance No. 460) for a current expiration date of July 9, 2024, as follows:

1. SENATE BILL NO. 1185 (SB1185) granted a statutory extension of 12 months: On July 15, 2008, SB1185 was signed into law granting a one-time 12-month extension for approved subdivision maps that would otherwise expire between July 15, 2008 and January 1, 2011. **SB1185 automatically extended the expiration of the Maps to January 9, 2011.**

2. ASSEMBLY BILL NO. 333 (AB333) granted a statutory extension of 24 months: On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24-month extension on previously approved subdivision maps set to expire between July 15, 2009, and January 1, 2012. **AB333 automatically extended the expiration of the Maps to January 9, 2013.**

3. ASSEMBLY BILL NO. 208 (AB208) granted a statutory extension of 24 months: On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24-month extension on previously approved subdivision maps set to expire between July 13, 2011, and January 1, 2014. **AB208 automatically extended the expiration of the Maps to January 9, 2015.**

4. ASSEMBLY BILL NO. 116 (AB116) granted a statutory extension of 24 months: On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24-month extension on previously approved subdivision maps set to expire between January 1, 2000, and July 11, 2013. **AB116 automatically extended the expiration of the Maps to January 9, 2017.**

5. ORDINANCE NO. 460 EXTENSION OF TIME granted a discretionary extension of 1 year: The first Extension of Time (EOT) was received by the Planning Department on April 10, 2017,

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and subsequently approved by the Planning Commission on May 17, 2017, **extending the expiration of the Tentative Map to January 9, 2018.**

6. ORDINANCE NO. 460 EXTENSION OF TIME granted a discretionary extension of 2 years: The second EOT was received by the Planning Department on December 28, 2017, and subsequently approved by the Planning Commission on February 7, 2018, **extending the expiration of the Maps to January 9, 2021.**

7. ASSEMBLY BILL NO. 1561 (AB1561) granted a statutory extension of 18 months: On September 30, 2020, AB1561 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 18-month extension on previously approved subdivision maps set to expire between March 4, 2020, and December 30, 2021. **AB1561 extended the expiration of the Maps to July 9, 2022.**

8. ORDINANCE NO. 460 EXTENSION OF TIME granted a discretionary extension of 3 years: The subject (Third) EOT was received on June 23, 2022, ahead of the Map's expiration date of August 7, 2022. The Applicant reviewed and agreed to all the previously approved and amended Conditions of Approval on September 2, 2022. With approval by the Planning Commission, a subsequent "receive and file" action by the Board of Supervisors, and the conclusion of the 10-day appeal period, **the expiration of the Maps became July 9, 2024.**

On May 9, 2024, the Planning Commission recommended approval, by a vote of 5-0, Development Agreement No. 2400002 that would further extend the life of the Maps from July 9, 2024 to **July 9, 2029.**

Development Agreement

Broadly speaking, development agreements grant applicants vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements, or community enhancement programs.

Development Agreement No. 2400002 (DA) proposes extending the expiration date of the Maps from July 9, 2024 to July 9, 2029. The DA is consistent with the General Plan and Ordinance No. 348. Additionally, the prior advisory notification document, conditions of approval, and entitlement approvals will remain in effect and will ensure that the project is developed in a way that would not conflict with the public's health, safety, or general welfare.

The negotiated terms of the DA are described in the last Exhibit of the DA and include the following:

(1) Widen AND improve Cajalco between Alexander and Wood pursuant to the following:

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a. Ultimate half-width improvements along the north half of Cajalco Road between Wood Road and Alexander Street including curb, gutter, sidewalk, and parkway landscaping.

b. Ultimate half-width improvements along the south of half of Cajalco Road along the Boulder Springs Specific Plan frontage, including curb, gutter, sidewalk, and parkway landscaping.

c. Transition tapers shall be provided at the approach and departure of the widened section of Cajalco Road.

*Timing: improvements shall start at time of grading and be completed prior to occupancy of any new home)*

(2) Exact \$3,000,000 for the County Cajalco widening project. *Timing: collected prior to final map recordation.*

(3) Widen and improve Rider Trail in preparation of connection to the north. *Timing: at time of frontage improvements and / or development of Tract Map closest to Cajalco.*

(4) Dedicate land for future fire station. *Timing: identify location on final map / at recordation.*

(5) Establish a CFD for fire station. *Timing: create before final map recordation.*

(6) Exact a \$4,500 per unit fee for affordable housing. *Timing: collected upon each of the 632 dwelling unit building permit issuances.*

All the terms of the DA will become Conditions of Approval with the final Project.

**Conclusion**

Approval of the Development Agreement No. 2400002 would extend the expiration date of TTM Nos. 31607, 31608, 31609, 31610, 31611, and 31612 from July 9, 2024 to July 9, 2029. As discussed, the Project complies with all requirements of state law and ordinances of Riverside County. The Maps are found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent and all impacts have been analyzed to protect public health, safety, and welfare.

**Impact on Residents and Businesses**

All potential project impacts have been studied through CEQA; as detailed in the Planning Commission Staff Report, which is attached hereto and incorporated for reference and noticed to the public pursuant to the requirements of the County.

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STATE OF CALIFORNIA**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- Exhibit A - Draft Development Agreement\_TR31607-TR31612\_050524
- Exhibit B - TR31607\_Vicinity, Tentative Tract Map, AND & COA
- Exhibit C - TR31608\_Vicinity, Tentative Tract Map, AND & COA
- Exhibit D - TR31609\_Vicinity, Tentative Tract Map, AND & COA
- Exhibit E - TR31610\_Vicinity, Tentative Tract Map, AND & COA
- Exhibit F - TR31611\_Vicinity, Tentative Tract Map, AND & COA
- Exhibit G - TR31612\_Vicinity, Tentative Tract Map, AND & COA
- Exhibit H - SP No. 229 A1 Boulder Springs Land Use Plan
- Exhibit I - SP No. 229 A1 Boulder Springs Summary of Planning Areas
- Exhibit J - SP No. 229 A1 Boulder Springs Zoning Ordinance
- Exhibit K - Ordinance No. 664.106

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst      5/17/2024

  
\_\_\_\_\_  
Aaron Gettis, Chief of Deputy County Counsel      5/17/2024





# RIVERSIDE COUNTY PLANNING DEPARTMENT

77

**John Hildebrand**  
Planning Director

**DATE:** May 9, 2024

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department – Riverside – **Sarah Moore, Project Planner 5-0380**  
**Tim Wheeler, Planning Staff (BOS date 5.21.24)**

**SUBJECT:** DA2400002

(Charge your time to these case numbers)

**SUBJECT: DEVELOPMENT AGREEMENT NO. 2400002** – Not a Project under CEQA or Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines section 15061(b)(3) – Applicant:– Representative/Engineer: KWC Engineers c/o John Snell – First and Second Supervisorial Districts – Mead Valley Zoning District – Lake Matthews/Woodcrest / Mead Valley Area Plans – Open Space: Recreation (OS: R); Rural Community: Low Density Residential (RC: LDR); Rural Community: Estate Density Residential (RC: EDR) – Open Space: Conservation (OS: C) – Open Space: Recreation (OS: R) – **Location:** north of Rider Street, south of Cajalco Road, east of Wood Road, and west of Barton Street – 364.27+/- acres – Specific Plan: Boulder Springs #229 – **REQUEST:** Development Agreement No. 2400002 is a proposal to extend the expiration date for six (6) approved tract maps, TR31607 thru TR31612, for a minimum of 5 years to July 9, 2029 and to provide community benefits throughout the tract maps, including but not limited to the following: widen and improve Cajalco Road between Wood Road & Alexander Street, widen and improve Rider Street including a trail section on the northern roadway of Rider Street; trail connects throughout the development, dedicate land for a future fire station and the establishment of a CFD for the fire station, and additional funds collected from the tract map developments for affordable housing – APNs: 321-140-027, 019, 321-140-023, 024, 031, 032, 321-410-011, 013, 014, 015, 321-140- 020, 321-410-001, 006, 321-140-022. Project Planner Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- Place on Administrative Action
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Labels provided If Set For Hearing
  - 10 Day  20 Day  30 day
- Publish in Newspaper: (1st Dist) Press Enterprise
- No New Environmental Documentation Required
  - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)

**Designate Newspaper used by Planning Department for Notice of Hearing:**

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

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

2024 MAY -9 AM 10:03

**PROPERTY OWNERS CERTIFICATION FORM  
DA2400002**

**APN 321-140-027, 019, 321-140-023, 024, 031, 032, 321-410-011, 013,  
014, 015, 321-140-020, 321-410-001, 006, 321-140-022**

I, \_\_\_\_\_ Tim Wheeler \_\_\_\_\_, certify that on  
(Print Name)

04/30/2024 the attached property owners list  
(Date)

was prepared by County of Riverside / TLMA-Planning  
(Print Company or Individual's Name)

Distance Buffered: 300'

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.

NAME: \_\_\_\_\_ Tim Wheeler \_\_\_\_\_

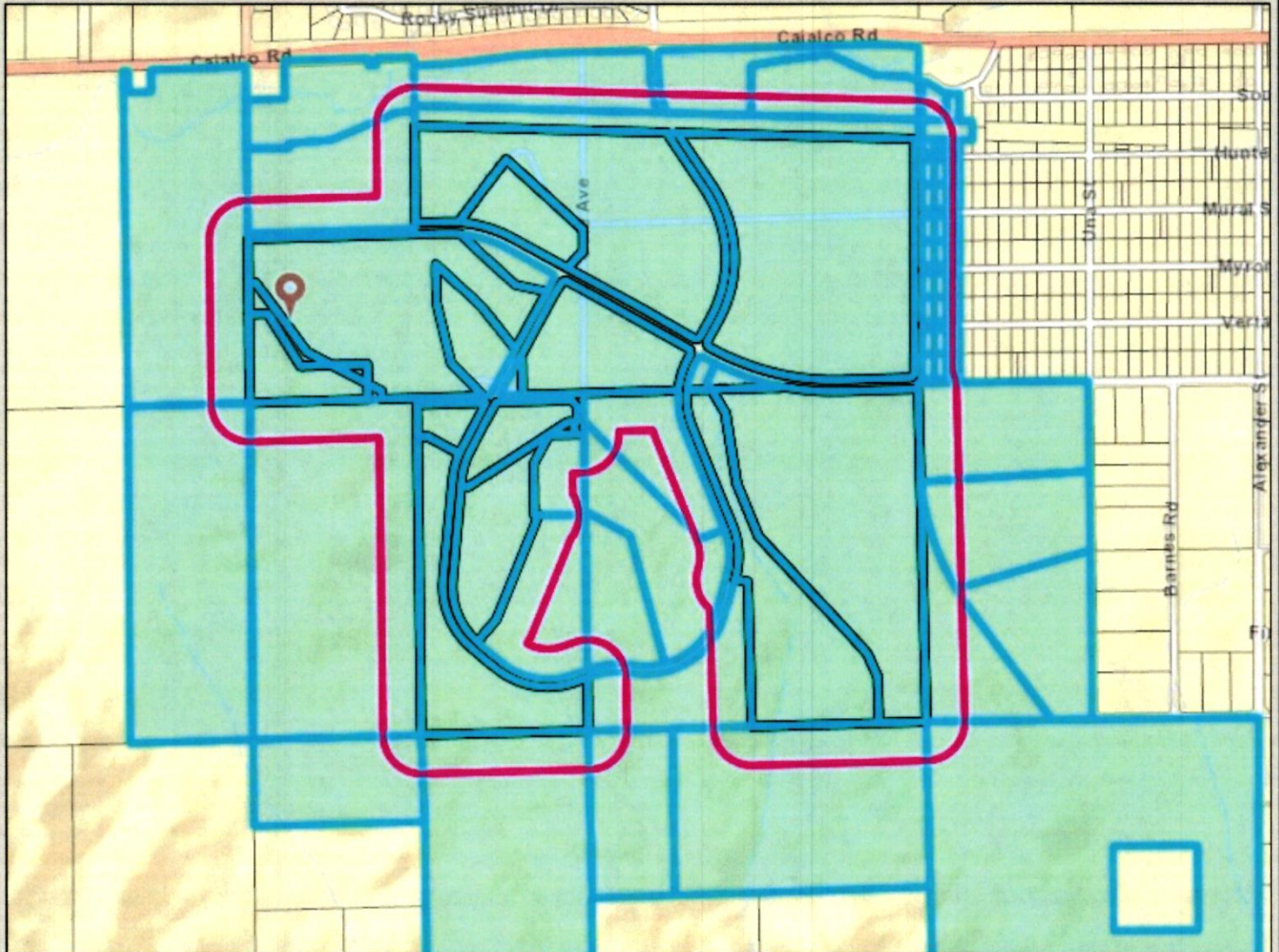
TITLE/REGISTRATION Project Planner

ADDRESS: 4080 Lemon Street, 12 Floor  
Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 951-6060

# Riverside County GIS Mailing Labels

DA2400002



## Legend

-  County Boundary
-  Cities
-  Parcels
-  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... 5/1/2024 4:56:04 PM

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OFFICE OF THE  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060 FAX: (951) 955-1071

KIMBERLY A. RECTOR  
Clerk of the Board of Supervisors

APRIL BOYDD  
Assistant Clerk of the Board

May 9, 2024

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

PH : (951) 368-9229  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

**RE: NOTICE OF PUBLIC HEARING: DEVELOPMENT AGREEMENT NO. 2400002**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Sunday, May 12, 2024.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cindy Fernandez*

Clerk of the Board Assistant to:  
KIMBERLY A. RECTOR, CLERK OF THE BOARD

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON DEVELOPMENT AGREEMENT, FIRST AND SECOND SUPERVISORIAL DISTRICTS**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 21, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Development Agreement No. 2400002**. Development Agreement No. 2400002 is a proposal to extend the expiration date for six (6) approved tract maps, TR31607 thru TR31612, for a minimum of 5 years to July 9, 2029 and to provide community benefits throughout the tract maps, including but not limited to the following: widen and improve Cajalco Road between Wood Road & Alexander Street, widen and improve Rider Street including a trail section on the northern roadway of Rider Street; trail connects throughout the development, dedicate land for a future fire station and the establishment of a CFD for the fire station, and additional funds collected from the tract map developments for affordable housing – APNs: 321-140-019, 321-140-020, 321-140-021, 321-140-022, 321-140-023, 321-140-024, 321-140-025, 321-140-026, 321-140-027, 321-140-028, 321-140-029, 321-140-030, 321-140-031, 321-140-032, 321-410-001, 321-410-002, 321-410-003, 321-410-004, 321-410-005, 321-410-006, 321-410-009, 321-410-011, 321-410-012, 321-410-013, 321-410-014, 321-410-015. This proposed project is: north of Mack Street, south of Cajalco Road, east of Wood Road, and west of Barton Street in the First and Second Supervisorial Districts.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, PROJECT PLANNER, AT (951)955-6060 OR EMAIL [TWHEELER@RIVCO.ORG](mailto:TWHEELER@RIVCO.ORG).

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: May 9, 2024

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

# CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 9, 2024, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

DEVELOPMENT AGREEMENT NO. 2400002

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507.  
Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** May 21, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: May 9, 2024  
Cindy Fernandez

# CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 9, 2024, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

DEVELOPMENT AGREEMENT NO. 2400002

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** May 21, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: May 9, 2024  
Cindy Fernandez

319073002  
THOMAS A. CHILLQUIST  
26620 SE 167TH PL  
KENT WA 98042

319073013  
LUZ ELENA ROJAS  
21714 PERRY ST  
PERRIS CA 92570

319073016  
EDWIN DELVALLE  
20040 HUNTER ST  
PERRIS CA 92570

319073034  
MWD  
P O BOX 54153  
LOS ANGELES CA 90054

319073035  
MWD  
P O BOX 54153  
LOS ANGELES CA 90054

319073039  
LUZ ELENA ROJAS  
21714 PERRY ST  
PERRIS CA 92570

319073042  
EDWIN DELVALLE  
20040 HUNTER ST  
PERRIS CA 92570

319073048  
FROST S W  
624 MARYANNA LN  
MONROVIA CA 91016

319073049  
MIGUEL AGUILAR  
20025 HUNTER ST  
PERRIS CA 92570

319081001  
YOJANA BARRAZA  
15054 BATTON ST  
MORENO VALLEY CA 92551

319081002  
MIGUEL AGUILAR  
20025 HUNTER ST  
PERRIS CA 92570

319081003  
ALEJANDRO VILLARREAL  
20045 HUNTER ST  
PERRIS CA 92570

319081024  
CARLOS VEGA  
521 W HILLSDALE ST  
INGLEWOOD CA 90302

319081025  
RAUL GONZALEZ  
20030 MURAL ST  
PERRIS CA 92570



319081026  
DOMINIQUE BIDEGARAY  
P O BOX 7804  
RIVERSIDE CA 92513

319082001  
JEFFERY E. SIMS  
19796 BARTON ST  
PERRIS CA 92570

319082002  
BELIZARIO FERNANDEZ ESTEBAN  
20031 MURAL ST  
PERRIS CA 92570

319082003  
ARTURO RODRIGUEZ GARCIA  
20063 MURAL ST  
PERRIS CA 92570

319082024  
HORACIO MARCHAN  
4621 MERRILL AVE  
RIVERSIDE CA 92506

319082025  
JEFFERY EMEAL SIMS  
19796 BARTON ST  
LAKE MATHEWS CA 92570

319082026  
JEFFERY E. SIMS  
19800 BARTON ST  
PERRIS CA 92570

319091001  
CELSO REYES  
20015 MYRON ST  
PERRIS CA 92570

319091002  
VICENTE AMBRIZ  
20035 MYRON ST  
PERRIS CA 92570

319091003  
JULIO CESAR REYES  
130 W WALNUT AVE # A1  
PERRIS CA 92571

319091024  
ROBERT ANTHONY VICUNA  
14171 BRENAN WAY  
SANTA ANA CA 92705

319091025  
LUBIA ARCELY FLORES  
20030 VERTA ST  
PERRIS CA 92570

319091026  
SULLY SOSA  
PO BOX 915  
BELLFLOWER CA 90706

319092001  
FRIEDA ROBINSON  
20017 VERTA ST  
PERRIS CA 92570

319092002  
SERGIO MORALES  
12590 MORRISON ST  
MORENO VALLEY CA 92555

319092003  
JAIR SANCHEZ ROSAS  
20059 VERTA ST  
PERRIS CA 92570

319092025  
ESEQUIEL ALVAREZ  
20050 RIDER ST  
PERRIS CA 92570

319092026  
LIBRADO SANCHEZ  
20040 RIDER ST  
PERRIS CA 92570

319092027  
JOSE LUIS GONZALEZ  
20020 RIDER ST  
PERRIS CA 92570

319200055  
I SAKIOKA FAMILY  
PO BOX 11080  
WESTMINSTER CA 92685

319200056  
I SAKIOKA FAMILY  
PO BOX 11080  
WESTMINSTER CA 92685

319200057  
I SAKIOKA FAMILY  
PO BOX 11080  
WESTMINSTER CA 92685

319200058  
I SAKIOKA FAMILY  
PO BOX 11080  
WESTMINSTER CA 92685

319210002  
WINCHESTER EQUITY GROUP  
3460 WINCHESTER WAY  
ROWLAND HEIGHTS CA 91748

321120016  
BOULDER SPRINGS RIVERSIDE  
12671 HIGH BLUFF DR STE 150  
SAN DIEGO CA 92130

321130017  
BOULDER SPRINGS RIVERSIDE  
12671 HIGH BLUFF DR STE 150  
SAN DIEGO CA 92130

321130018  
BOULDER SPRINGS RIVERSIDE  
12671 HIGH BLUFF DR STE 150  
SAN DIEGO CA 92130

321140016  
MWD  
P O BOX 54153  
LOS ANGELES CA 90054

321140017  
MWD  
P O BOX 54153  
LOS ANGELES CA 90054

321140019  
BOULDER SPRINGS RIVERSIDE  
12671 HIGH BLUFF DR STE 150  
SAN DIEGO CA 92130

321140020  
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12671 HIGH BLUFF DR STE 150  
SAN DIEGO CA 92130

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SAN DIEGO CA 92130

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SAN DIEGO CA 92130

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SAN DIEGO CA 92130

321140032  
BOULDER SPRINGS RIVERSIDE  
12671 HIGH BLUFF DR STE 150  
SAN DIEGO CA 92130

321140034  
PRODUCERS COLD  
7680 DUFFERIN  
RIVERSIDE CA 92503

321140036  
PRODUCERS COLD  
7680 DUFFERIN  
RIVERSIDE CA 92503

321150004  
BOULDER SPRINGS RIVERSIDE  
12671 HIGH BLUFF DR STE 150  
SAN DIEGO CA 92130

321150009  
B & C LAND BOULDER SPRINGS  
341 W 2ND ST STE 1  
SAN BERNARDINO CA 92401

321150010  
MIGUEL ANGEL ROBLES  
P O BOX 217  
PERRIS CA 92572

321150011  
ANGELA FRIEDMAN  
10242 OLD LAMPLIGHTER LN  
VILLA PARK CA 92667

321150018  
LINCOLN TRANSPORT GROUP LLC  
16692 KEY LIME BLVD  
RIVERSIDE CA 92503

321150019  
LINCOLN TRANSPORT GROUP  
16692 KEY LIME BLVD  
RIVERSIDE CA 92503

321410001  
BOULDER SPRINGS RIVERSIDE  
12671 HIGH BLUFF DR STE 150  
SAN DIEGO CA 92130

321410002  
BOULDER SPRINGS RIVERSIDE  
12671 HIGH BLUFF DR STE 150  
SAN DIEGO CA 92130

321410003  
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321410009  
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12671 HIGH BLUFF DR STE 150  
SAN DIEGO CA 92130

321410011  
BOULDER SPRINGS RIVERSIDE  
12671 HIGH BLUFF DR STE 150  
SAN DIEGO CA 92130

321410012  
JUAN C. TURCIOS  
2415 MERCEDES AVE  
HIGHLAND CA 92346

321410013  
BOULDER SPRINGS RIVERSIDE  
12671 HIGH BLUFF DR STE 150  
SAN DIEGO CA 92130

321410014  
BOULDER SPRINGS RIVERSIDE  
12671 HIGH BLUFF DR STE 150  
SAN DIEGO CA 92130

321410015  
BOULDER SPRINGS RIVERSIDE  
12671 HIGH BLUFF DR STE 150  
SAN DIEGO CA 92130



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

**Receipt: 24-132405**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	1
	Document #	E-202400523
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
<b>Total</b>		<b>\$0.00</b>
Change (Cash)		\$0.00



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:  
 24-132405  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 05/09/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202400523	
PROJECT TITLE DA2400002		

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON STREET FIRST FLOOR,	CITY RIVERSIDE	STATE CALI
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ \_\_\_\_\_  
 Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ \_\_\_\_\_  
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ \_\_\_\_\_  
  
 Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)  


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 Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_  
 County documentary handling fee \$ \_\_\_\_\_ \$0.00  
 Other \$ \_\_\_\_\_

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ \_\_\_\_\_ \$0.00

SIGNATURE X <i>J Rodriguez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Irma Rodriguez
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON DEVELOPMENT AGREEMENT, FIRST AND SECOND SUPERVISORIAL DISTRICTS**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 21, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Development Agreement No. 2400002**. Development Agreement No. 2400002 is a proposal to extend the expiration date for six (6) approved tract maps, TR31607 thru TR31612, for a minimum of 5 years to July 9, 2029 and to provide community benefits throughout the tract maps, including but not limited to the following: widen and improve Cajalco Road between Wood Road & Alexander Street, widen and improve Rider Street including a trail section on the northern roadway of Rider Street; trail connects throughout the development, dedicate land for a future fire station and the establishment of a CFD for the fire station, and additional funds collected from the tract map developments for affordable housing – APNs: 321-140-019, 321-140-020, 321-140-021, 321-140-022, 321-140-023, 321-140-024, 321-140-025, 321-140-026, 321-140-027, 321-140-028, 321-140-029, 321-140-030, 321-140-031, 321-140-032, 321-410-001, 321-410-002, 321-410-003, 321-410-004, 321-410-005, 321-410-006, 321-410-009, 321-410-011, 321-410-012, 321-410-013, 321-410-014, 321-410-015. This proposed project is: north of Mack Street, south of Cajalco Road, east of Wood Road, and west of Barton Street in the First and Second Supervisorial Districts.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, PROJECT PLANNER, AT (951)955-6060 OR EMAIL [TWHEELER@RIVCO.ORG](mailto:TWHEELER@RIVCO.ORG).

Any person wishing to testify in support of or in opposition to the 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 p321-410-012lace noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: May 9, 2024

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

**F I L E D / P O S T E D**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202400523  
05/09/2024 02:41 PM Fee: \$ 0.00  
Page 1 of 1

Removed: By: Deputy  




**THE PRESS-ENTERPRISE**  
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3512 14 Street  
Riverside, California 92501  
(951) 368-9229  
neller@scng.com

County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

*Account Number:* 5209148  
*Ad Order Number:* 0011667969  
*Customer's Reference/PO Number:*  
*Publication:* The Press-Enterprise  
*Publication Dates:* 05/12/2024  
*Total Amount:* \$493.04  
*Payment Amount:* \$0.00  
*Amount Due:* \$493.04  
*Notice ID:* aBpUJ9mtWVnZbPnpftXI  
*Invoice Text:*

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON DEVELOPMENT AGREEMENT, FIRST AND SECOND SUPERVISORIAL DISTRICTS NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, May 21, 2024 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Development Agreement No. 2400002. Development Agreement No. 2400002 is a proposal to extend the expiration date for six (6) approved tract maps, TR31607 thru TR31612, for a minimum of 5 years to July 9, 2029 and to provide community benefits throughout the tract maps, including but not limited to the following: widen and improve Cajalco Road between Wood Road & Alexander Street, widen and improve Rider Street including a trail section on the northern roadway of Rider Street; trail connects throughout the development, dedicate land for a future fire station and the establishment of a CFD for the fire station, and additional funds collected from the tract map developments for affordable housing – APNs: 321-140-019, 321-140-020, 321-140-021, 321-140-022, 321-140-023, 321-140-024, 321-140-025, 321-140-026, 321-140-027, 321-140-028, 321-140-029, 321-140-030, 321-140-031, 321-140-032, 321-410-001, 321-410-002, 321-410-003, 321-410-004, 321-410-005, 321-410-006, 321-410-009, 321-410-011, 321-410-012, 321-410-013, 321-410-014, 321-410-015. This proposed project is: north of Mack Street, south of Cajalco Road, east of Wood Road, and west of Barton Street in

# THE PRESS-ENTERPRISE

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The Press-Enterprise  
3512 14 Street  
Riverside, California 92501  
(951) 368-9229

County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011667969

FILE NO. 0011667969

## PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

05/12/2024

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: May 12, 2024.  
At: Riverside, California



Signature

## NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON DEVELOPMENT AGREEMENT, FIRST AND SECOND SUPERVISORIAL DISTRICTS

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, PROJECT PLANNER, AT (951)955-6060 OR EMAIL TWHEELER@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

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to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

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Dated: May 9, 2024 Kimberly A. Rector, Clerk of the Board

By:  
Cindy Fernandez, Clerk of the Board Assistant  
**The Press-Enterprise**  
Published: 5/12/24

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## NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON DEVELOPMENT AGREEMENT, FIRST AND SECOND SUPERVISORIAL DISTRICTS

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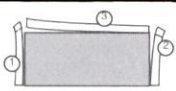
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: May 9, 2024

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

7877981 7878014

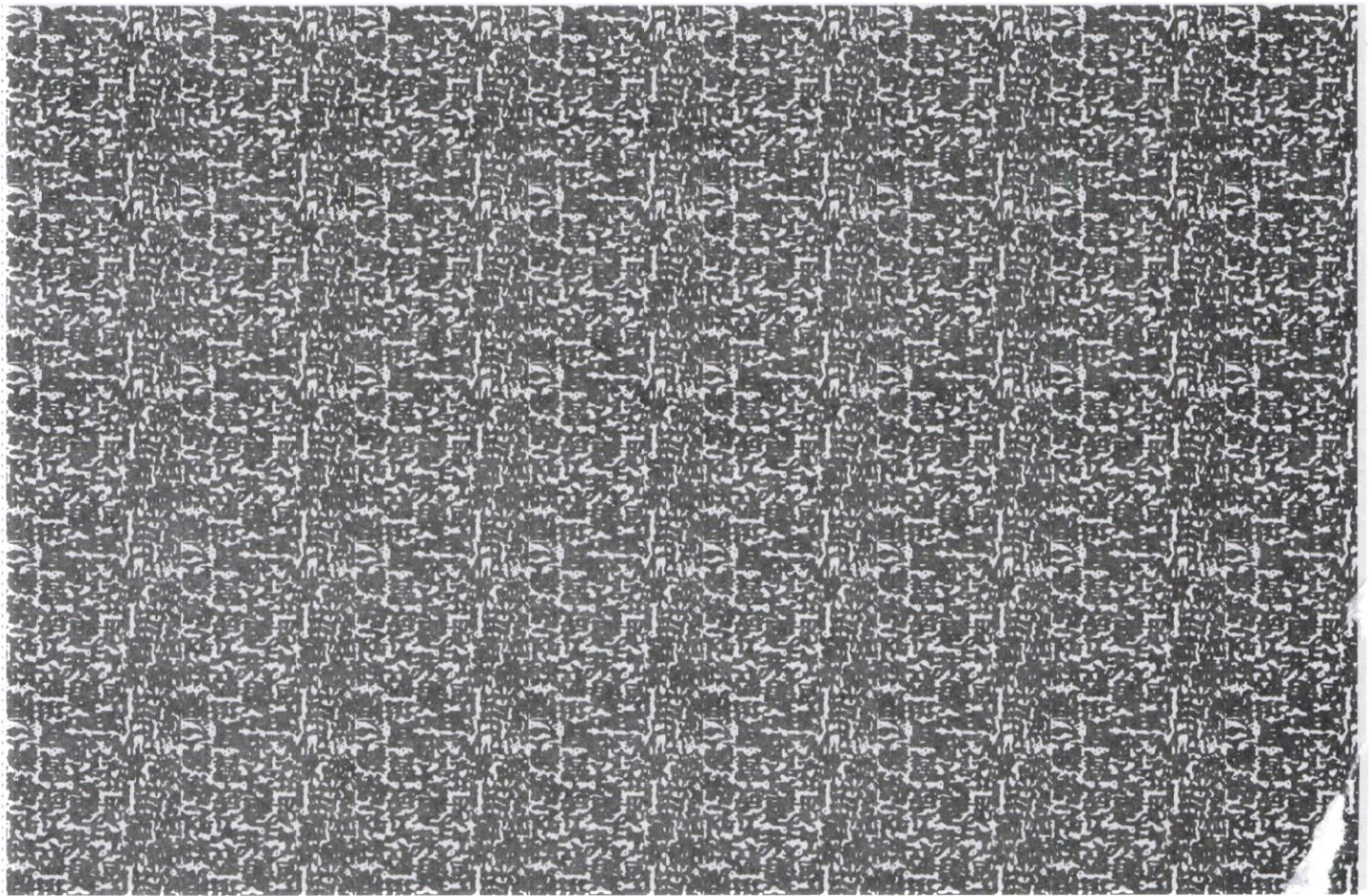
PSEMPV



REMOVE SIDE EDGES FIRST  
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County Administrative Center  
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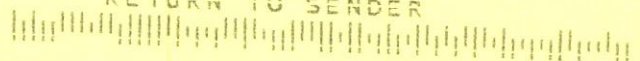
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON DEVELOPMENT AGREEMENT, FIRST AND SECOND SUPERVISORIAL DISTRICTS**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 21, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Development Agreement No. 2400002**. Development Agreement No. 2400002 is a proposal to extend the expiration date for six (6) approved tract maps, TR31607 thru TR31612, for a minimum of 5 years to July 9, 2029 and to provide community benefits throughout the tract maps, including but not limited to the following: widen and improve Cajalco Road between Wood Road & Alexander Street, widen and improve Rider Street including a trail section on the northern roadway of Rider Street; trail connects throughout the development, dedicate land for a future fire station and the establishment of a CFD for the fire station, and additional funds collected from the tract map developments for affordable housing – APNs: 321-140-019, 321-140-020, 321-140-021, 321-140-022, 321-140-023, 321-140-024, 321-140-025, 321-140-026, 321-140-027, 321-140-028, 321-140-029, 321-140-030, 321-140-031, 321-140-032, 321-410-001, 321-410-002, 321-410-003, 321-410-004, 321-410-005, 321-410-006, 321-410-009, 321-410-011, 321-410-012, 321-410-013, 321-410-014, 321-410-015. This proposed project is: north of Mack Street, south of Cajalco Road, east of Wood Road, and west of Barton Street in the First and Second Supervisorial Districts.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, PROJECT PLANNER, AT (951)955-6060 OR EMAIL [TWHEELER@RIVCO.ORG](mailto:TWHEELER@RIVCO.ORG).

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

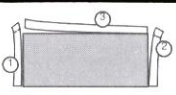
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Dated: May 9, 2024

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

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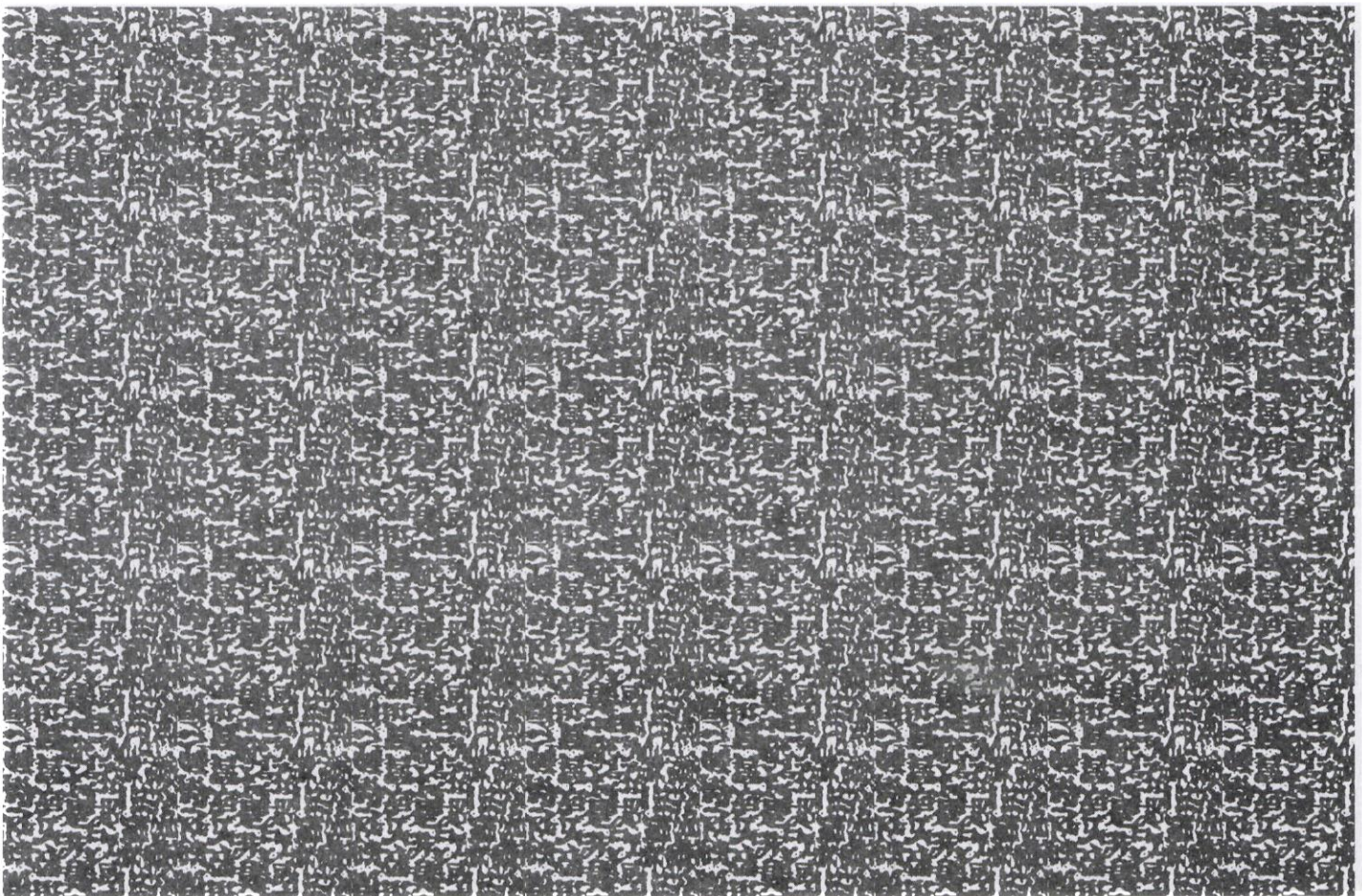
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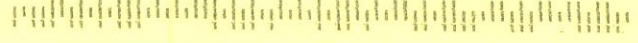
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON DEVELOPMENT AGREEMENT, FIRST AND SECOND SUPERVISORIAL DISTRICTS**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 21, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Development Agreement No. 2400002**. Development Agreement No. 2400002 is a proposal to extend the expiration date for six (6) approved tract maps, TR31607 thru TR31612, for a minimum of 5 years to July 9, 2029 and to provide community benefits throughout the tract maps, including but not limited to the following: widen and improve Cajalco Road between Wood Road & Alexander Street, widen and improve Rider Street including a trail section on the northern roadway of Rider Street; trail connects throughout the development, dedicate land for a future fire station and the establishment of a CFD for the fire station, and additional funds collected from the tract map developments for affordable housing – APNs: 321-140-019, 321-140-020, 321-140-021, 321-140-022, 321-140-023, 321-140-024, 321-140-025, 321-140-026, 321-140-027, 321-140-028, 321-140-029, 321-140-030, 321-140-031, 321-140-032, 321-410-001, 321-410-002, 321-410-003, 321-410-004, 321-410-005, 321-410-006, 321-410-009, 321-410-011, 321-410-012, 321-410-013, 321-410-014, 321-410-015. This proposed project is: north of Mack Street, south of Cajalco Road, east of Wood Road, and west of Barton Street in the First and Second Supervisorial Districts.

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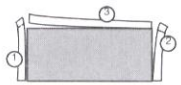
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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: May 9, 2024

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant



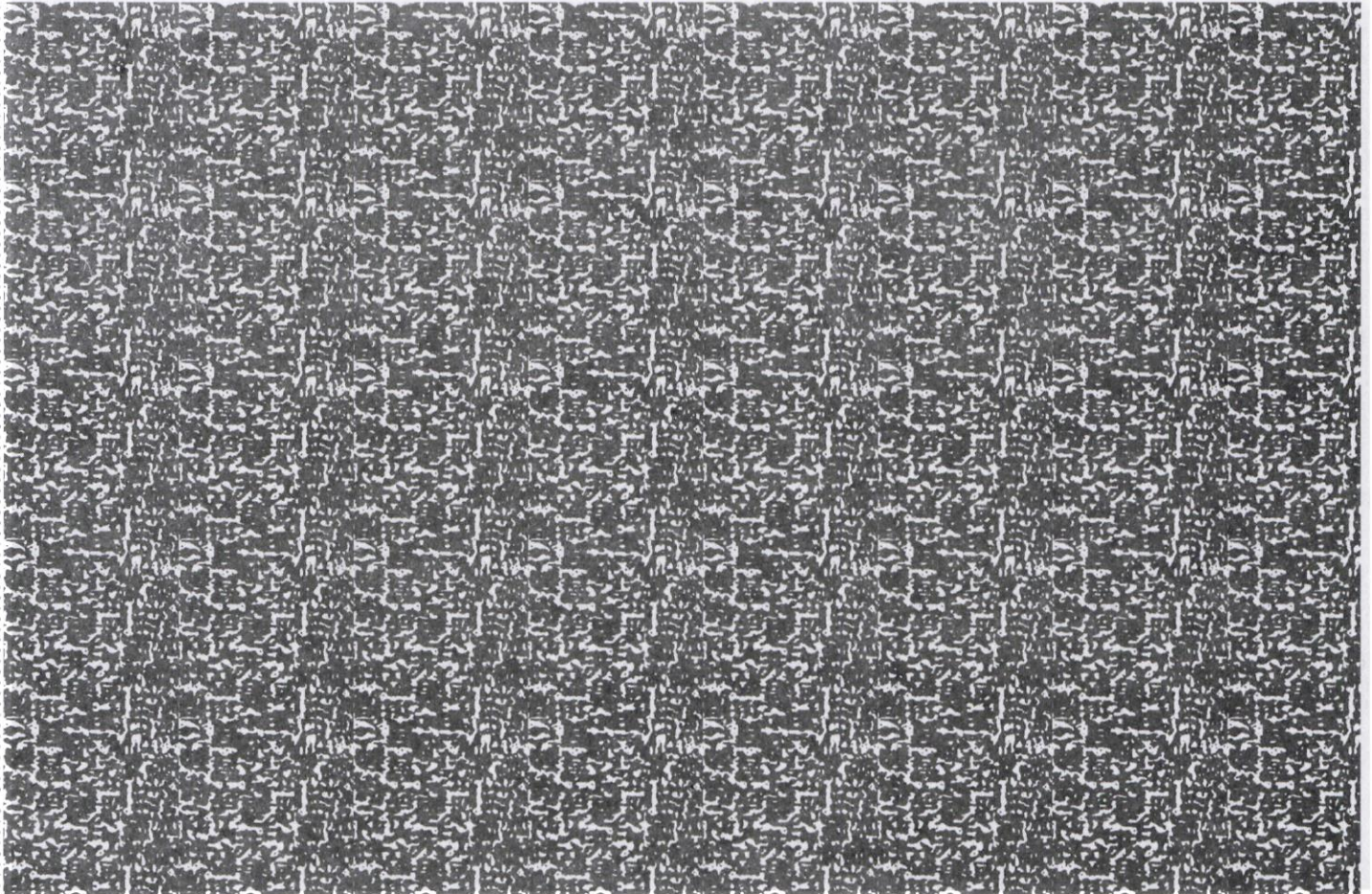


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DEVELOPMENT AGREEMENT NO. 2400002

A DEVELOPMENT AGREEMENT BETWEEN

COUNTY OF RIVERSIDE

AND

BOULDER SPRINGS RIVERSIDE, LLC.

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DEVELOPMENT AGREEMENT NO. 2400002

This Development Agreement (hereinafter "Agreement") is entered into effective on the date it is recorded with the Riverside County Recorder (hereinafter the "Effective Date") by and among the COUNTY OF RIVERSIDE (hereinafter "COUNTY"), and the persons and entities listed below (hereinafter "OWNER"):

Boulder Springs Riverside, LLC

RECITALS

WHEREAS, COUNTY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Article 11, Section 7 of the California Constitution and Section 65864, et seq. of the Government Code; and,

WHEREAS, COUNTY has adopted Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (hereinafter "Procedures and Requirements"), pursuant to Section 65865 of the Government Code, and Resolution No. 2014-034 adopted by the Board of Supervisors on May 30, 2014; and,

WHEREAS, OWNER has requested COUNTY to enter into a development agreement and proceedings have been taken in accordance with the Procedures and Requirements of COUNTY; and,

WHEREAS, by electing to enter into this Agreement, COUNTY shall bind future Boards of Supervisors of COUNTY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of COUNTY; and,

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by COUNTY and the Board of Supervisors and have been found to be fair, just and reasonable; and,

WHEREAS, the best interests of the citizens of Riverside County and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) have been met with respect to the Project and the Agreement; and,

WHEREAS, this Agreement and the Project are consistent with the Riverside County General Plan and any specific plan applicable thereto; and,

WHEREAS, all actions taken and approvals given by COUNTY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings,

votes, and other procedural matters; and,

WHEREAS, this Agreement will confer substantial private benefits on OWNER by granting vested rights to develop the Property in accordance with the provisions of this Agreement; and,

WHEREAS, OWNER proposes to develop the Property to be used approximately for the activities described/shown in Exhibit E (“the Development Plan”); and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with this Agreement.

#### COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

#### 1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 “Agreement” means this Development Agreement.

1.1.2 “COUNTY” means the County of Riverside, a political subdivision of the State of California.

1.1.3 “Development” means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction or reconstruction of buildings and structures; the tenant improvements of structures, and the installation of landscaping. When authorized by a Subsequent Development Approval as provided by this Agreement, “development” includes the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.4 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by COUNTY in connection with use of the Property and for development of the Property including, but not limited to:

- (a) Conditional use permits (or similar entitlements), and site plans;
- (b) Zoning amendments;
- (c) General Plan amendments
- (d) Tentative and final subdivision and parcel maps;
- (e) Grading and building permits;
- (f) Any permits or entitlements necessary from the COUNTY;
- (g) Any easements necessary from COUNTY or any other landowner;
- (h) Specific plans and specific plan amendments;
- (i) Right of Entry agreements

1.1.5 “Development Exaction” means any requirement of the COUNTY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.6 “Development Plan” means the Existing or Proposed Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.7 “Effective Date” means the date this Agreement is recorded with the County Recorder. Any subsequent amendment to the Agreement will not alter the original Effective Date, unless negotiated specifically.

1.1.8 “Existing Development Approvals” means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C” and all other Development Approvals which are a matter of public record on the Effective Date.

1.1.9 “Existing Land Use Regulations” means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations includes the Land Use Regulations incorporated herein as Exhibit “D” and all other Land Use Regulations which are a matter of public record on the Effective Date.

1.1.10 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of COUNTY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings and structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the

development of the Property. "Land Use Regulations" does not include any COUNTY ordinance, resolution, code, rule, regulation, or official policy, governing:

- (a) The conduct of businesses, professions, and occupations;
- (b) Taxes and assessments;
- (c) The control and abatement of nuisances;
- (d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property;
- (e) The exercise of the power of eminent domain.

1.1.11 "Mortgagee" means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.12 "OWNER" means the owner of the PROPERTY and the persons and entities listed as OWNER on the first page of this Agreement.

1.1.13 "Project" means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced, or modified pursuant to the provisions of this Agreement.

1.1.14 "Property" means the real property described on Exhibit "A" and shown on Exhibit "B" to this Agreement.

1.1.15 "Reservations of Authority" means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to COUNTY under Section 3.5 of this Agreement.

1.1.16 "Subsequent Development Approvals" means all Development Approvals approved subsequent to the Effective Date in connection with development of the Property.

1.1.17 "Subsequent Land Use Regulations" means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.1.18 "Transfer" means sale, assignment, lease, sublease, or any other transfer of a legal or equitable interest in the Property.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

- Exhibit "A" - Legal Description of the Property
- Exhibit "B" - Map Showing Property and Its Location
- Exhibit "C" - Existing Development Approvals
- Exhibit "D" - Existing Land Use Regulations
- Exhibit "E" - Approved Tract Map & Description

Exhibit "F" - Identified Improvements, Enhancements, Fees Due by OWNER  
Exhibit "G" - Rider Trail

## 2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of a legal or equitable interest in the Property or a portion thereof, with the ability and authority to enter into the Agreement or make other decisions contemplated within the Agreement.

2.3 Term. This Agreement shall commence on the Effective Date and shall continue for a period of five (5) years thereafter unless this term is modified or extended in writing by both the COUNTY and OWNER.

### 2.4 Transfer.

2.4.1 Right to Transfer. Right to Transfer. OWNER shall have the right to transfer the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq., or Riverside County Ordinance No. 460), or the OWNER may transfer the rights under the Agreement, to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such transfer shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) For an Assignment of Property rights, no transfer of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such transfer or within fifteen (15) business days thereafter, for either the transfer of the Property interest or any interests under this Agreement, OWNER shall notify COUNTY, in writing, of such transfer and shall provide COUNTY with an executed agreement by the transferee, in a form reasonably acceptable to COUNTY, providing therein that the transferee expressly and unconditionally assumes all the duties and obligations of OWNER under this Agreement.

Any transfer not made in strict compliance with the foregoing conditions shall constitute a default by OWNER under this Agreement. Notwithstanding the failure of any transferee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such transferee, but the benefits of this Agreement shall not inure to such transferee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any transfer, a transferring

OWNER shall continue to be obligated under this Agreement unless such transferring OWNER is given a release in writing by COUNTY, which release shall be provided by COUNTY upon the full satisfaction by such transferring OWNER of the following conditions:

- (a) OWNER no longer has a legal or equitable interest in all or any part of the Property.
- (b) OWNER is not then in default under this Agreement.
- (c) OWNER has provided COUNTY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.
- (d) The transferee provides COUNTY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Transfer. Any subsequent transfer after an initial transfer shall be made only in accordance with and subject to the terms and conditions of this Section.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or cancelled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of COUNTY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

- (a) Expiration of the stated term of this Agreement as set forth in Section 2.3.
- (b) Entry of a final judgment by a court of competent jurisdiction setting aside, voiding, or annulling the adoption of the ordinance approving this Agreement.
- (c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.
- (d) OWNER's election to terminate this Agreement. If OWNER elects not to Develop the Property, OWNER shall provide notice of such election to the COUNTY, such notice by OWNER shall (i) seek to terminate this Agreement as to the portion of the Property that is the subject of such notice of termination; and (ii) shall acknowledge that the identified Development and Development Approvals tied to the Property shall be null and void as to the Property that is the subject of such notice of termination. Following receipt of OWNER's notice of election to terminate this Agreement, OWNER and COUNTY shall execute an appropriate instrument in recordable form evidencing such termination and shall cause such instrument to be an amendment to this Agreement to be processed in accordance with COUNTY's 'Procedures and Requirements for the Consideration of

Development Agreements (Residential Properties)” set forth in Resolution No. 2014-034.

(e) Cancellation of the Agreement by the parties or the COUNTY and a particular OWNER with respect to that OWNER’S interest in accordance with section 2.5 of this Agreement.

Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

## 2.7 Notices.

(a) As used in this Agreement, “notice” includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment, or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either:

(i) when delivered in person to the recipient named below; (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; (iii) on the next business day when delivered by overnight United States mail or courier service; or (iv) on the date of delivery shown in the facsimile records of the party sending the facsimile after transmission by facsimile to the recipient named below. All notices shall be addressed as follows:

If to COUNTY:

Clerk of the Board of Supervisors  
Riverside County Administrative Center  
4080 Lemon Street, First Floor  
Riverside, CA 92502  
Fax No. (951) 955-1071

with copies to:

County Executive Officer  
Riverside County Administrative Center  
4080 Lemon Street, 4th Floor  
Riverside, CA 92501  
Fax No. (951) 955-1105  
and

Assistant TLMA Director — Planning and Land Use  
Transportation and Land Management Agency  
Riverside County Administrative Center,  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
Fax No. (95 1) 955-1817

and

County Counsel  
County of Riverside  
3960 Orange Street, Suite 500  
Riverside, CA 92501  
Fax No. (951) 955-6363

If to OWNER:

Gregory Lansing  
Boulder Springs Riverside, LLC  
12671 High Bluff Drive, Suite 150  
San Diego, CA 92130

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by any such change.

### 3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Existing Development Approvals shall not expire and shall remain valid for the Term of this Agreement so long as the Project remains in overall compliance with all conditions of approval for the Existing Development Approvals and in compliance with this Agreement, including any actions or fees required on the part of the OWNER. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings and structures, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations, and official policies governing permitted uses of the Property, the density and intensity of use of the



Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review, and action all applications for Subsequent Development Approvals, and such applications shall be processed in the normal manner for processing such matters.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when, or the rate, or which phase, of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion, and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment.

3.4 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate, required, and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and COUNTY shall process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit "C", and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY's reasonable discretion, a change to the Existing Development Approvals shall be deemed "minor" – subject to Planning Director's concurrence - and not require an amendment to this Agreement provided such change does not:

- (a) Alter the permitted uses of the Property as a whole;
- (b) Increase the density or intensity of use of the Property as a whole;
- (c) Significantly increase the maximum height and size of permitted buildings or structures;
- (d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,
- (e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

3.5 Reservations of Authority.

3.5.1 Limitations, Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

(a) Processing fees and charges of every kind and nature imposed by COUNTY to cover the estimated actual costs to COUNTY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations governing construction standards and specifications including, without limitation, the Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code applicable in the County.

(d) Regulations imposing Development Exactions. Development Exactions shall be applicable to development of the Property if such Development Exaction is applied uniformly to development, either throughout the COUNTY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan.

(e) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which are not in conflict with the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

(h) As a condition of Development Agreement No. 2400002, the OWNER shall comply with Section 66473.7 of the California Government Code related to water supply

3.5.2 Subsequent Development Approvals. This Agreement shall not prevent

COUNTY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent COUNTY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan.

3.5.3 Modification or Suspension by State or Federal Law. In the event that State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement or require changes in plans, maps or permits approved by the COUNTY, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.5.4 Intent. The parties acknowledge and agree that COUNTY is restricted in its authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms, if necessary, to reserve to COUNTY all such power and authority which cannot be restricted by contract.

3.6. Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to COUNTY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to COUNTY or such other public agency if it would have undertaken such construction.

3.7 Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising reasonable efforts to acquire the real property interests necessary for the construction of such public improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. OWNER shall pay all costs associated with such acquisition or condemnation proceedings. This Section 3.7 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq., or other legal authority.

3.8 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of COUNTY possess authority to regulate aspects of the development of the Property separately from or jointly with COUNTY and this Agreement does not limit the authority of such other public agencies. For example, pursuant to Government Code Section 66477 and Section 10.35 of Riverside County Ordinance No. 460, another local public agency may provide local park and recreation services and facilities and in that event, it is permitted, and therefore shall be permitted by the parties, to participate jointly with COUNTY to determine the location of land to be dedicated or in lieu fees to be paid for local park purposes, provided that COUNTY shall exercise its authority subject to the terms of this Agreement.

3.9 Tentative Tract Map Extension. As stated within the provisions of Section 66452.6(a)(1) of the Government Code within the Subdivision Map Act, a tentative tract map may be extended for the period of time provided for within the Agreement but shall not extend beyond the duration of the Agreement.

3.10 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment to be invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions in this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

#### 4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will detrimentally affect public interests which will not be fully addressed by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of public interests.

4.2 Public Benefits. As identified within Exhibit "F" (Identified Improvements, Enhancements, Fees Due by OWNER), the OWNER has agreed to confer the additional Public Benefits negotiated as part of the Agreement. Exhibit "F" includes anticipated timelines, where applicable and reasonable, for completion of those public benefits.

4.3 Taxes. Nothing herein shall be construed to relieve OWNER from paying and remitting all applicable federal, state, and local taxes applicable to the Project.

4.4 Assessments. Nothing herein shall be construed to relieve the Property from assessments levied against it by the County pursuant to any statutory procedure for the assessment

of property to pay for infrastructure and/or services which benefit the Property.

4.5 Vote on Future Assessments and Fees. In the event that any assessment, fee or charge which is applicable to the Property is subject to Article XIIIID of the California Constitution and OWNER does not return its ballot, OWNER agrees, on behalf of itself and its successors that the County may count OWNER's ballot as affirmatively voting in favor of such assessment, fee or charge.

4.6 Development Impact Fees and Additional Community Benefit Fee. Ordinance No. 659 is the COUNTY'S Development Impact Fee (DIF) Program adopted under the authority of the Mitigation Fee Act. DIF applies to all development in the COUNTY under the COUNTY'S land use jurisdiction. Per Ordinance No. 659, the fees collected under the DIF program "shall be used toward the construction and acquisition of Facilities identified in the Needs List and the acquisition of open space and habitat."

5. FINANCING OF PUBLIC IMPROVEMENTS. If deemed appropriate, COUNTY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. OWNER also agrees that it will not initiate and/or cooperate in the formation of any such special assessment district, community facilities district or alternate financing mechanism involving any other public agency without the prior written consent of the COUNTY.

Should the Property be included within such a special assessment district, community facilities district or other financing entity, the following provisions shall be applicable:

(a) In the event OWNER conveys any portion of the Property and/or public facilities constructed on any portion of the Property to COUNTY or any other public entity and said Property is subject to payment of taxes and/or assessments, such taxes and/or assessments shall be paid in full by OWNER prior to completion of any such conveyance.

(b) If OWNER is in default in the payment of any taxes and/or assessments, OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole discretion, initiate proceedings pursuant to Section 8.4 of this Agreement.

Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring COUNTY or the COUNTY Board of Supervisors to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall review this Agreement annually, on or before the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. In order to facilitate this review, OWNER shall submit an annual monitoring report, in a form

specified by the TLMA Director providing all information necessary to evaluate such good faith compliance as determined by the TLMA Director. OWNER shall pay the annual review and administration fee set forth in Ordinance No. 671 prior to submission of each annual monitoring report. Prior to the issuance of any grading permit or building permit for any part of the Project, OWNER shall prepay a fee deposit and administration fee as set forth in Ordinance No. 671 (the "Monitoring Fee Prepayment"). The Monitoring Fee Prepayment shall be retained by the COUNTY until termination of this Agreement, may be used by the COUNTY at any time if there is a failure to pay any part of the annual monitoring and administration fees required under Ordinance No. 671, and shall be promptly replenished by OWNER up to the original required amount after notice by COUNTY to OWNER. Failure by OWNER to submit an annual monitoring report, on or before the Effective Date of each year in the form specified by the TLMA Director, to pay any part of the annual monitoring and administration fee required under Ordinance No. 671, to make the Monitoring Fee Prepayment or to replenish the Monitoring Fee Prepayment shall constitute a default by OWNER under this Agreement.

6.2 Special Review. The Board of Supervisors may order a special review of compliance with this Agreement at any time. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall conduct such special reviews.

6.3 Procedure.

(a) During either an annual review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

(c) If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.4 Proceedings Upon Modification or Termination. If, upon a preliminary finding under Section 6.3, COUNTY determines to proceed with modification or termination of this Agreement, COUNTY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten calendar days prior to the scheduled hearing and shall contain:

- (a) The time and place of the hearing;
- (b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,
- (c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.6 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard and shall be entitled to present written and oral evidence. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the Board of Supervisors finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the County. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.7 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance ("Certificate") to OWNER stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder. Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

## 7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless both OWNER and COUNTY give written consent to such annexation.

## 8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

- (a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or
- (b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or
- (c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation, or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including without limitation liability for special, indirect, punitive, or consequential damages in contract, tort, warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

- (a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.
- (b) Due to the size, nature, and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 8, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future, including, but not limited to, any



claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY:

\_\_\_\_\_  
OWNER Initials

\_\_\_\_\_  
OWNER Initials

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 2.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

## 9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. COUNTY has determined that this Agreement is

consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with COUNTY's determination. The parties acknowledge that:

- (a) Litigation may be filed challenging the legality, validity and adequacy of the General Plan; and,
- (b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

COUNTY shall have no liability in damages under this Agreement for any failure of COUNTY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees and independent contractors from any claim, action or proceeding against COUNTY, its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of COUNTY. OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal action.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any

such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse COUNTY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.6, inclusive, shall survive the termination of this Agreement.

## 10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. No Mortgagee (including one who acquires title or possession to the Property, or any portion thereof, by foreclosure,

trustee's sale, deed in lieu of foreclosure, lease termination, eviction or otherwise) shall have any obligation to construct or complete construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to a similar development except in full compliance with this Agreement. A Mortgagee in possession shall not have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by COUNTY, the performance thereof shall continue to be a condition precedent to COUNTY's performance hereunder. All payments called for under Section 4 of this Agreement shall be a condition precedent to COUNTY's performance under this Agreement. Any transfer by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

## 11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination, or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Sections 4.2 of this Agreement, including the payments set forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for

convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If this Agreement is signed by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party; shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. Unless expressly stated herein, this Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots, or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts,

which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Riverside Historic Courthouse of the Superior Court of the County of Riverside, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain. As used herein, "Material Condemnation" means a condemnation of all or a portion of the Property that will have the effect of preventing development of the Project in accordance with this Agreement. In the event of a Material Condemnation, OWNER may (i) request the COUNTY to amend this Agreement and/or to amend the Development Plan, which amendment shall not be unreasonably withheld, (ii) decide, in its sole discretion, to challenge the condemnation, or (iii) request that COUNTY agree to terminate this Agreement by mutual agreement, which agreement shall not be unreasonably withheld, by giving a written request for termination to the COUNTY.

11.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER

is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U .S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.21 Authority to Execute. The person executing this Agreement on behalf of OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his corporation, partnership or business entity and warrants and represents that he has the authority to bind OWNER to the performance of its obligations hereunder.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

COUNTY OF RIVERSIDE, a political subdivision of the State of California

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Chuck Washington  
Chair, Board of Supervisors

ATTEST:

KIMBERLY RECTOR  
Clerk of the Board

By: \_\_\_\_\_  
Deputy  
(SEAL)

FORM APPROVED COUNTY COUNSEL  
BY: Ace 5-12-24  
AARON C. GETTIS DATE



OWNER:

Boulder Springs Riverside, LLC, a California  
Limited Liability Company

By: Lansing Industries, Inc., a California  
Corporation, its Manager

Dated: 5/16/2024

By:   
Gregory Lansing, Chief Executive Officer

Dated: 5/16/2024

By:   
Mark Clairmont, Secretary

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.  
EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO  
CORPORATE OFFICERS.)

EXHIBIT "A"

Development Agreement No. 2400002

LEGAL DESCRIPTION OF THE PROPERTY

Lots 9-16 inclusive of Tract 23536, Map Book 239 pages 71-84 of records of Riverside County.

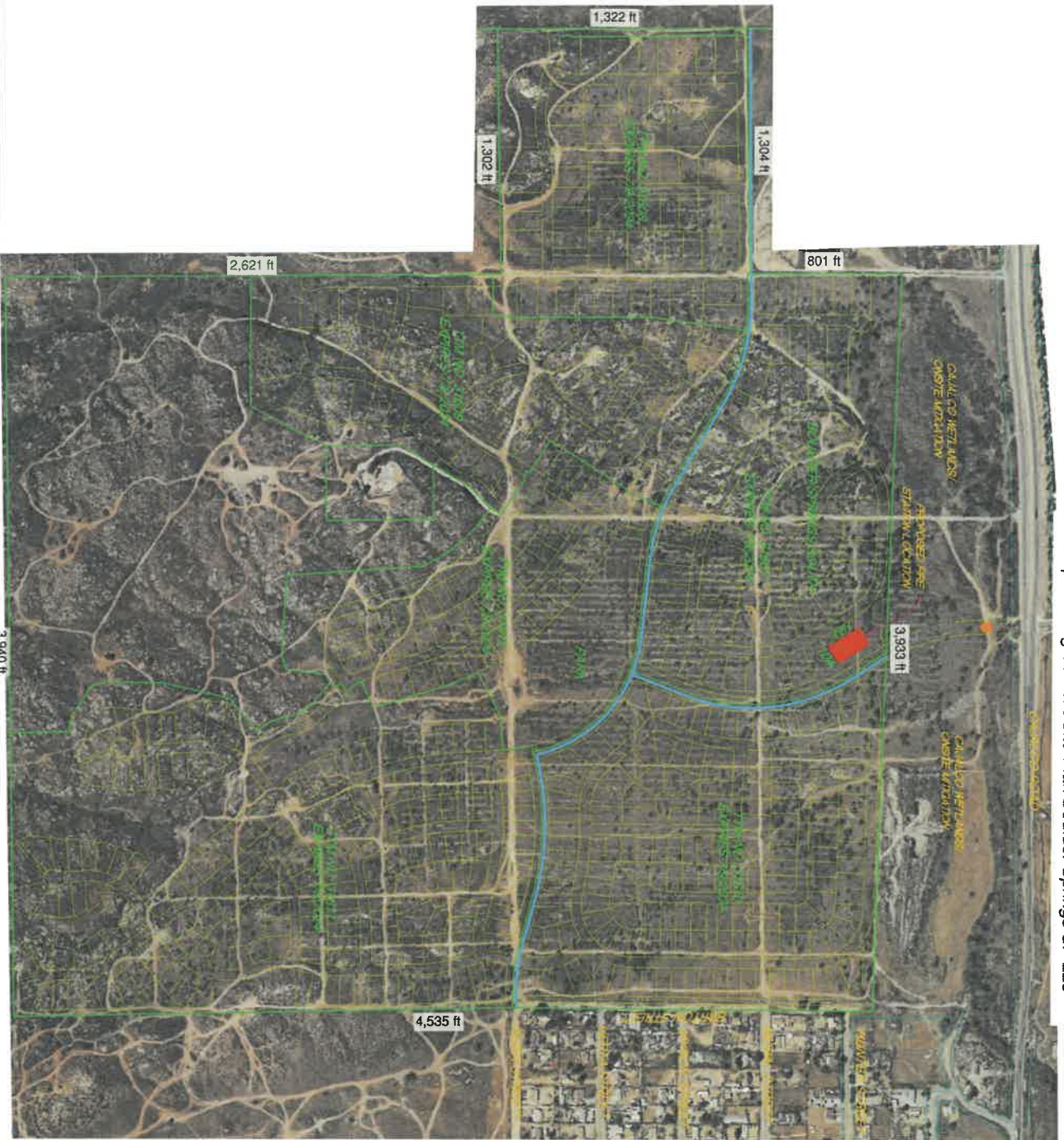
APNs: 321-140-027, 019, 321-140-023, 024, 031, 032, 321-410-011, 013, 014, 015, 321-140-020, 321-410-001, 006, 321-140-022

EXHIBIT "B"

Development Agreement No. 2400002

MAP OF PROPERTY AND ITS LOCATION

# Development Agreement Site Plan Boulder Springs SP 229



## LEGEND

- PROPOSED FIRE STATION
- PROPOSED RIDER TRAIL EXTENSION
- FUTURE PROPOSED CULTURE LOCATIONS

**Exhibit Prepared by:**  
 KWC Engineers  
 1880 Canyon Drive, Site 100  
 Corona, Ca. 92881  
 951-318-5808

**Applicant/Owner:**  
 Gregory Lansing  
 Lansing Companies  
 505 Lomas Santa Fe Dr. St 230  
 Solana Beach, Ca. 92075  
 909-213-8450

**Utility Providers:**  
 Water/Sewer: Western Municipal Water District  
 Water and Sewer are available to the project  
 Gas: Southern California Gas Company  
 Electricity: Southern California Edison  
 Telephone: AT&T  
 Cable Television: Spectrum

Lake Mathews/Woodcrest Area Plan  
 SP 229A.1 governs land use and zoning  
 Planning Areas 7, 8, 9 and 12  
 7, 8 and 9 are single family residential, 12 is park space

The site is not within a park district, a CSA will collect fees and for park and recreation services

**Project Assessor's Parcel Numbers**  
 321-140-019, 020, 021, 022, 023, 024, 025, 027, 028, 029, 030, 031,  
 032, 034  
 321-410-001, 002, 003, 004, 005, 006, 009, 011, 012, 013, 014, 015

**Legal Description**  
 Lots 9-16 inclusive, Tr 23536 MB 229, pages 71-84

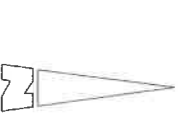


EXHIBIT "C"

Development Agreement No. 2400002

EXISTING DEVELOPMENT APPROVALS

Tentative Tract Maps (TTM) 31607, 31608, 31609, 31610, 31611, and 31612

Specific Plan No. 229

Amendment No. 1 to Specific Plan No. 229

The development approvals listed above include the approved maps and all conditions of approval.

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "D"

Development Agreement No. 2400002

EXISTING LAND USE REGULATIONS

1. Riverside County Comprehensive General Plan as amended through Resolution No. 2021-108
2. Ordinance No. 348 as amended through Ordinance No. 348.5013
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.106
5. Ordinance No. 458 as amended through Ordinance No. 458.17
6. Ordinance No. 460 as amended through Ordinance No. 460.154
7. Ordinance No. 461 as amended through Ordinance No. 461.11
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. 547 as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.20
11. Ordinance No. 617 as amended through Ordinance No. 617.4
12. Ordinance No. 650 as amended through Ordinance No. 650.7
13. Ordinance No. 659 as amended through Ordinance No. 659.13
14. Ordinance No. 663 as amended through Ordinance No. 663.10
15. Ordinance No. 671 as amended through Ordinance No. 671.22
16. Ordinance No. 673 as amended through Ordinance No. 673.7
17. Ordinance No. 679 as amended through Ordinance No. 679.4
18. Ordinance No. 682 as amended through Ordinance No. 682.6
19. Ordinance No. 726 as amended through Ordinance No. 726
20. Ordinance No. 743 as amended through Ordinance No. 743.3

21. Ordinance No. 748 as amended through Ordinance No. 748.1
22. Ordinance No. 749 as amended through Ordinance No. 749.1
23. Ordinance No. 752 as amended through Ordinance No. 752.2
24. Ordinance No. 754 as amended through Ordinance No. 754.3
25. Ordinance No. 787 as amended through Ordinance No. 787.10
26. Ordinance No. 806 as amended through Ordinance No. 806
27. Ordinance No. 810 as amended through Ordinance No. 810.3
28. Ordinance No. 817 as amended through Ordinance No. 817.1
29. Ordinance No. 824 as amended through Ordinance No. 824.17
30. Ordinance No. 847 as amended through Ordinance No. 847.1
31. Ordinance No. 859 as amended through Ordinance No. 859.3
32. Ordinance No. 875 as amended through Ordinance No. 875.1
33. Ordinance No. 915 as amended through Ordinance No. 915
34. Ordinance No. 925 as amended through Ordinance No. 925.1
35. Ordinance No. 926 as amended through Ordinance No. 926
36. Ordinance No. 927 as amended through Ordinance No. 927.2
37. Ordinance No. 931 as amended through Ordinance No. 931
38. Resolution No. 2014-034 Amending Procedures and Requirements for the  
Consideration of Development Agreements (Residential Projects)

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "E"

Development Agreement No. 2400002

APPROVED TRACT MAPS AND DESCRIPTION

Tentative Tract No. 31607, 78 residential lots and 2 open space lots

Tentative Tract No. 31608, 67 residential lots and 2 open space lots

Tentative Tract No. 31609, 72 residential lots and 1 open space lots

Tentative Tract No. 31610, 165 residential lots and 3 open space lots

Tentative Tract No. 31611, 186 residential lots and 7 open space lots

Tentative Tract No. 31612, 64 residential lots and 3 open space lots



## EXHIBIT "F"

Development Agreement No. 2400002

### IDENTIFIED IMPROVEMENTS, ENHANCEMENTS, FEES DUE BY OWNER

(1) Widen and improve Cajalco Rd. between Alexander St. and Wood Rd. pursuant to the following:

- Ultimate half-width improvements along the north half of Cajalco Rd. between Wood Rd. and Alexander St. including curb, gutter, sidewalk, and parkway landscaping.
- Ultimate half-width improvements along the south of half of Cajalco Rd. adjacent to Specific Plan No. 229 ("Boulder Springs") frontage, including curb, gutter, sidewalk, and parkway landscaping.
- Transition tapers shall be provided at the approach and departure of the widened section of Cajalco Rd.
- Improvements may be modified, subject to approval by Riverside County Transportation Department, based on right of way that is not in the control of the property owner.

*Timing:* Commence improvements at the time of grading for the Maps and complete all above-listed improvements prior to certificate of occupancy of the first dwelling unit within Tract Map Nos. 31607, 31608, 31609, 31610, 31611, and 31612 ("the Maps"):

(2) Contribute \$3,000,000 to the County for the purpose of the Cajalco Rd. widening project between Wood Rd. and Seaton Ave.

*Timing:* At the time of recordation of any of the Final Maps included in this Agreement, contribute \$4,746 per dwelling unit within the recorded Map.

(3) Construct the Rider trail, as indicated in blue on the attached Exhibit "G", pursuant to County standards and designs.

*Timing:* Construct the Rider trail at the same time the adjacent roadway improvements are constructed.

(4) Dedicate land for one (1) future fire station with a minimum size of 2 acres. Site selection is subject to the approval of the Riverside County Fire Department.

*Timing:* Identify and dedicate land to the County prior to recordation of the final Maps.

(5) Establish a CFD for construction, maintenance, and/or services related to one (1) fire station. The boundary of the CFD shall include the Maps.

*Timing:* Establish CFD prior to recordation of the final Maps.

(6) Contribute \$4,500 per dwelling unit within the Maps to the County for the purpose of affordable housing. The funds collected will be allocated to a County special designated fund to be spent for affordable housing in the larger area at the discretion of the County.

*Timing:* Contribute the \$4,500 per dwelling unit at the time of each building permit issuance.

(7) The County will approve no further extensions or revisions to the Maps beyond anything necessary or required in congruence with this Agreement.

EXHIBIT "G"

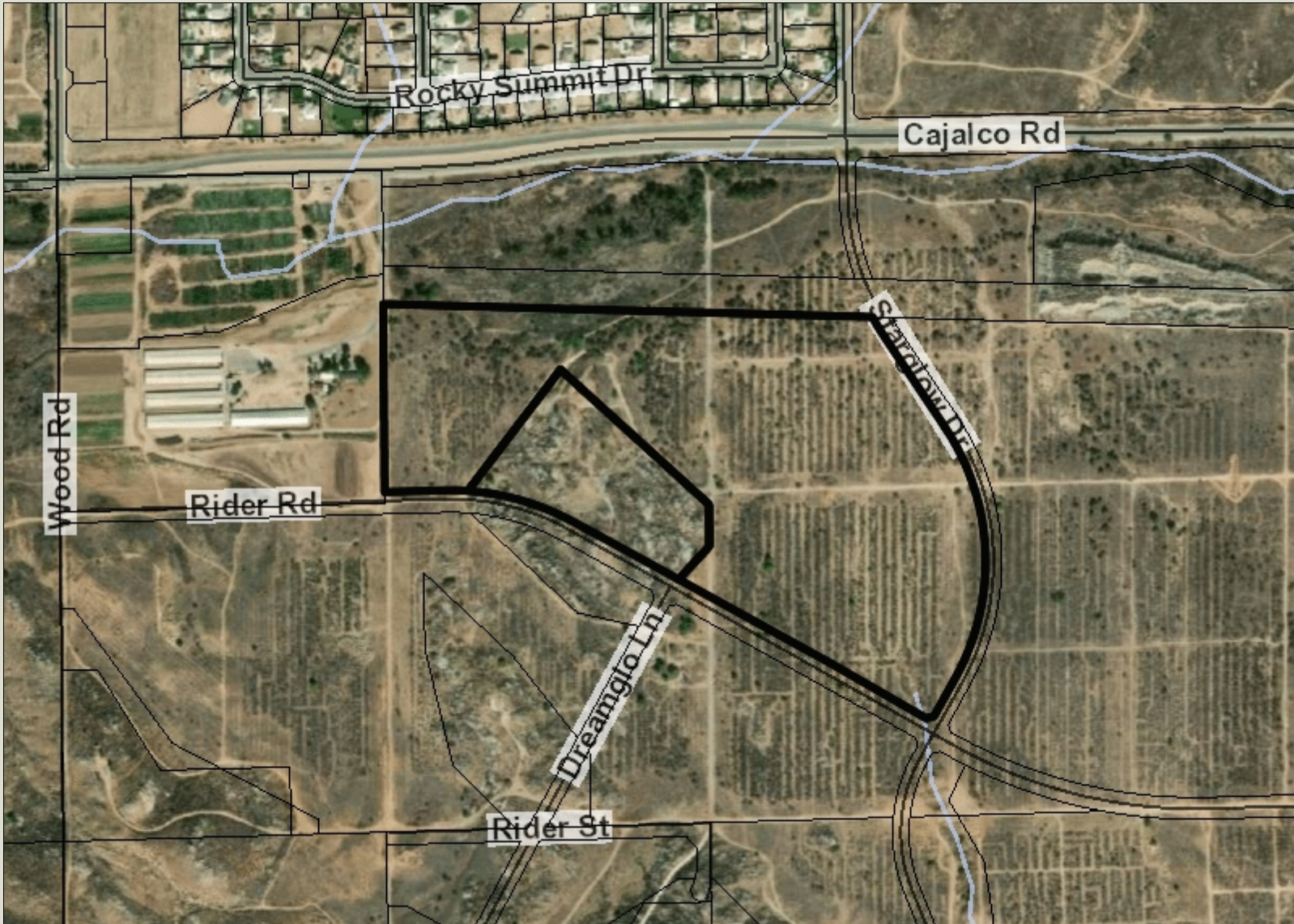
Development Agreement No. 2400002

RIDER TRAIL



# TR31607E03

## Vicinity Map



### Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- ▨ City Areas



**\*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.

### Notes

0 752 1,505 Feet

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© Riverside County GIS

# TENTATIVE TRACT No. 31607

## AMENDED

### COUNTY OF RIVERSIDE

**APPLICANT**  
BOULDER SPRINGS LAND COMPANY  
3023 NORTH PARKWAY CALABASAS  
CALABASAS, CA 91302  
PHONE: (818) 876-8500  
FAX: (818) 876-8789  
PROJECT MANAGER: CHRISTOPHER BLEY

**OWNER**  
BOULDER SPRINGS VENTURES, LLC  
3023 NORTH PARKWAY CALABASAS  
CALABASAS, CA 91302  
PHONE: (818) 876-8500  
FAX: (818) 876-8789  
PROJECT MANAGER: CHRISTOPHER BLEY

**DATE PREPARED**  
MAY, 2005

**ENGINEER**  
K & A ENGINEERING, INC.  
357 N. SHERIDAN STREET, SUITE 117  
CORONA, CA 92626  
PHONE: (951) 278-1800  
PROJECT MANAGER: DON BERDI, P.E.

**CONTIGUOUS OWNERSHIP STATEMENT**  
OWNER CURRENTLY OWNS ADJOINING LOT 4, 5, 6, 10, 11, 15, 17 AND 21 OF TRACT 2336

**UTILITIES AND SERVICES**

AGENCY SERVING THE AREA	PRESENT
ELECTRIC	SOUTHERN CALIFORNIA EDISON
GAS	THE GAS CO.
TELEPHONE	GENERAL TELEPHONE
CABLE TV	NONE
WATER	WESTERN MUNICIPAL WATER DISTRICT
SEWER	WESTERN MUNICIPAL WATER DISTRICT
SCHOOL DIST.	VAL VERDE UNIFIED SCHOOL DISTRICT

**LEGAL DESCRIPTION**  
A PORTION OF THE EAST 1/2 OF THE SOUTH WEST 1/4 AND THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
A PORTION OF LOTS 9, 12 AND 13 OF TRACT NO. 2336, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 239, PAGES 71 THROUGH 84, INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PROPERTY LOCATION**  
SOUTH OF CALICO ROAD,  
BETWEEN LAKE MATHEWS AND  
THE ESCOBADO FWY 1-215.

**ASSESSOR'S PARCEL NUMBER**  
321-140-019, 321-140-022, 321-140-027 AND 321-140-029

**SECTIONS, TOWNSHIPS AND RANGES**  
PORTIONS OF SOUTH HALF OF SECTION 8, T.4S, R.4W, S.8M.

**THOMAS BROTHERS MAP**  
RIVERSIDE COUNTY (2003) PAGE 776, E-3, E-4 AND F-3

**PROPERTY ACREAGE**  
56.52 ACRES (GROSS & 56.52 ACRES NET)

**EARTHWORK QUANTITY ESTIMATE**  
153,940 C.Y. CUT  
62,114 C.Y. FILL  
THIS MAP TO BE GRADED CONCURRENTLY WITH ADJOINING TENTATIVE TRACT MAPS T.M. 31609, 31610, 31611 AND 31612 FOR ON-SITE BALANCE WITHIN S.F. 228 (BOULDER SPRINGS-SOUTH).

**EXISTING GENERAL PLAN DESIGNATIONS**  
2 DU/AC DEVELOPMENTAL UNITS PER ACRE  
LAKE MATHEWS COMMUNITY PLAN

**SPECIFIC PLAN**  
SP 229 - AMENDMENT NO. 1 ADOPTED MAY 03, 2004  
- PLANNING AREA 9

**PRESENT USE**  
VACANT LAND

**PROPOSED USE**  
RESIDENTIAL COMMUNITY LOT SUMMARY FOR SP229 A1:  
78 RESIDENTIAL LOTS  
2 OPEN SPACE LOTS

**EXISTING & PROPOSED ZONING**  
SP 229 - AMENDMENT NO. 1  
PLANNING AREA 9

**PROPOSED IMPROVEMENT SCHEDULE**  
SCHEDULE "B"

**PROPOSED STORM DRAINS**  
PROPOSED STORM DRAIN SYSTEMS SHALL BE MAINTAINED BY POTD OR R.C.F.C. & W.C.D.

**WELLS**  
THERE ARE NO KNOWN EXISTING WELLS ON SITE OR WITHIN 200 FEET OF PROPERTY

**FLOOD PLAN**  
PROJECT SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD THERE ARE NO FEMA MAPPED FLOOD PLANS OR FLOOD HAZARD ON THE PROJECT SITE. FLOOD PANEL NO. 060245-1410B, NOV. 20, 1996 SHOWS SITE AS ZONE "D" THERE ARE NO OPEN CHANNELS - EXISTING OR PROPOSED WITHIN PROJECT SITE

**GEOLOGIC HAZARD NOTE**  
PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION OR OTHER SEISMIC HAZARDS PROJECT SITE IS NOT IN A SPECIAL STUDIES ZONE

**COMMUNITY SERVICES DISTRICT**  
PROJECT SITE IS WITHIN RSDA #13  
PROJECT SITE IS WITHIN CSD #117

**RIGHTS-OF-WAY**  
EXISTING RIGHT-OF-WAY: RIDER ROAD (74') IS FULLY DEDICATED. ALL INTERSECTIONS ARE AT 90° UNLESS OTHERWISE INDICATED.

**NOTES**  
THE FINAL DESIGN OF THIS PROJECT WILL CONSIDER AND COMPLY WITH NOTES SUPPLEMENT "A" ALL MISPLACED FLOW AND FIRST FLUSH STORM FLOW WILL BE TREATED WITHIN THE WATER QUALITY BASIN PRIOR TO RELEASING INTO CALICO CREEK.

**AERIAL TOPOGRAPHY BY:**  
ARROWHEAD MAPPING CORPORATION  
673 S. COOLEY DR. SUITE 102  
COLTON, CA 92324  
(951) 887-5962  
DATE: SEPT. 2000

**EASEMENT NOTES**

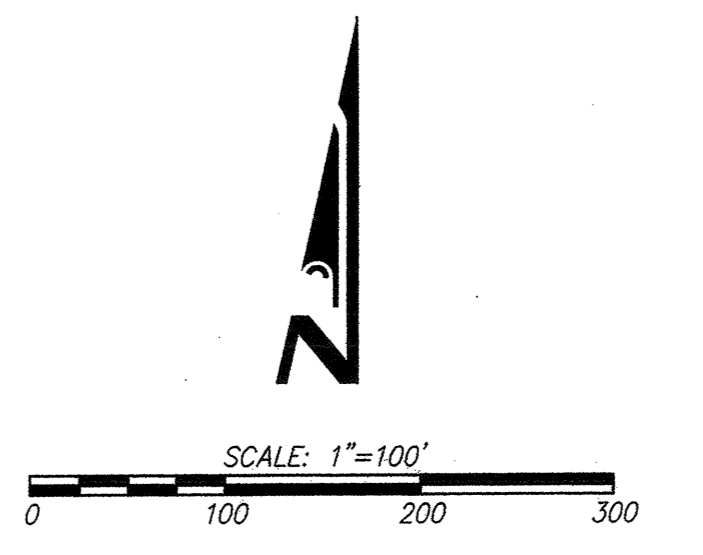
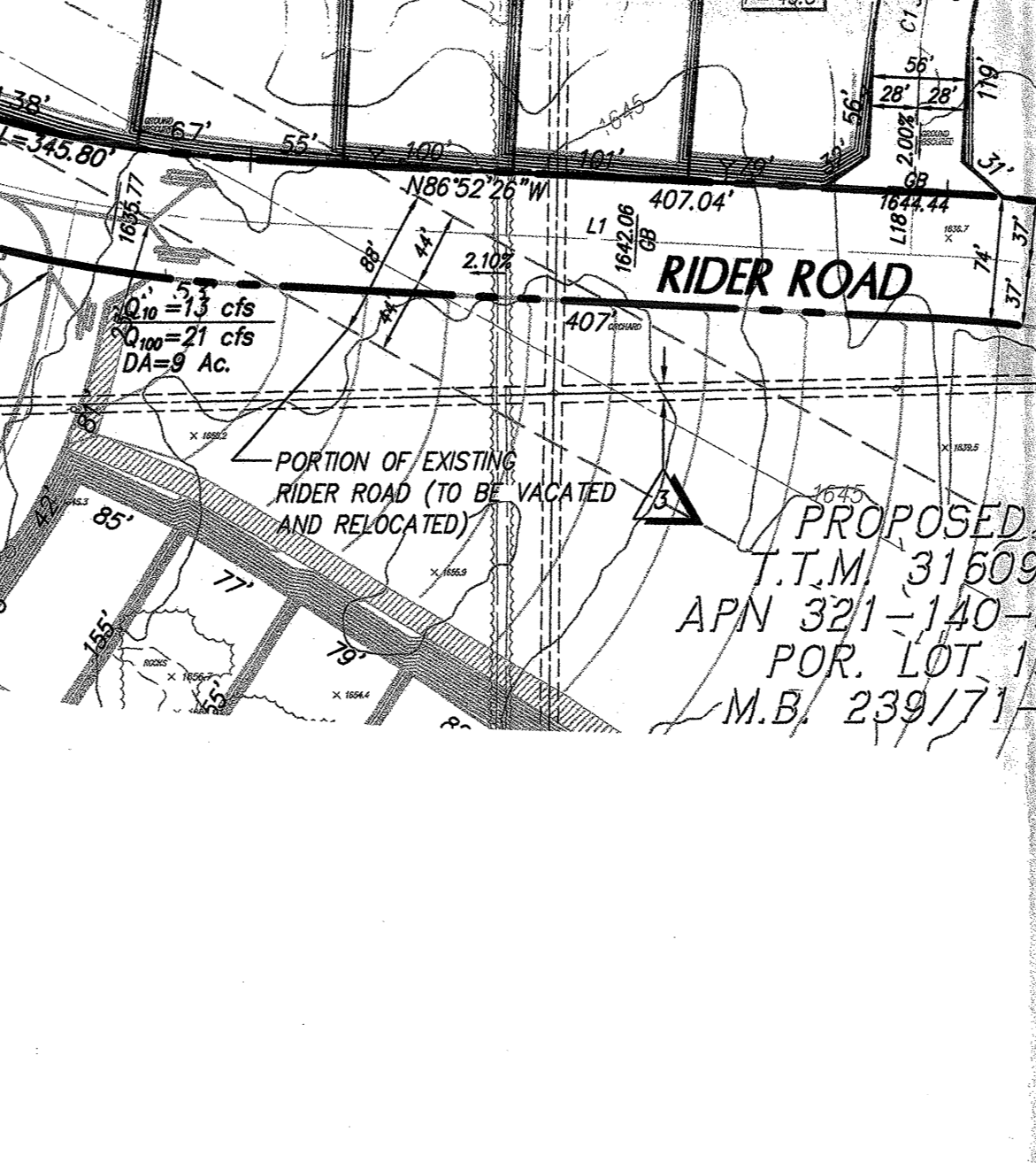
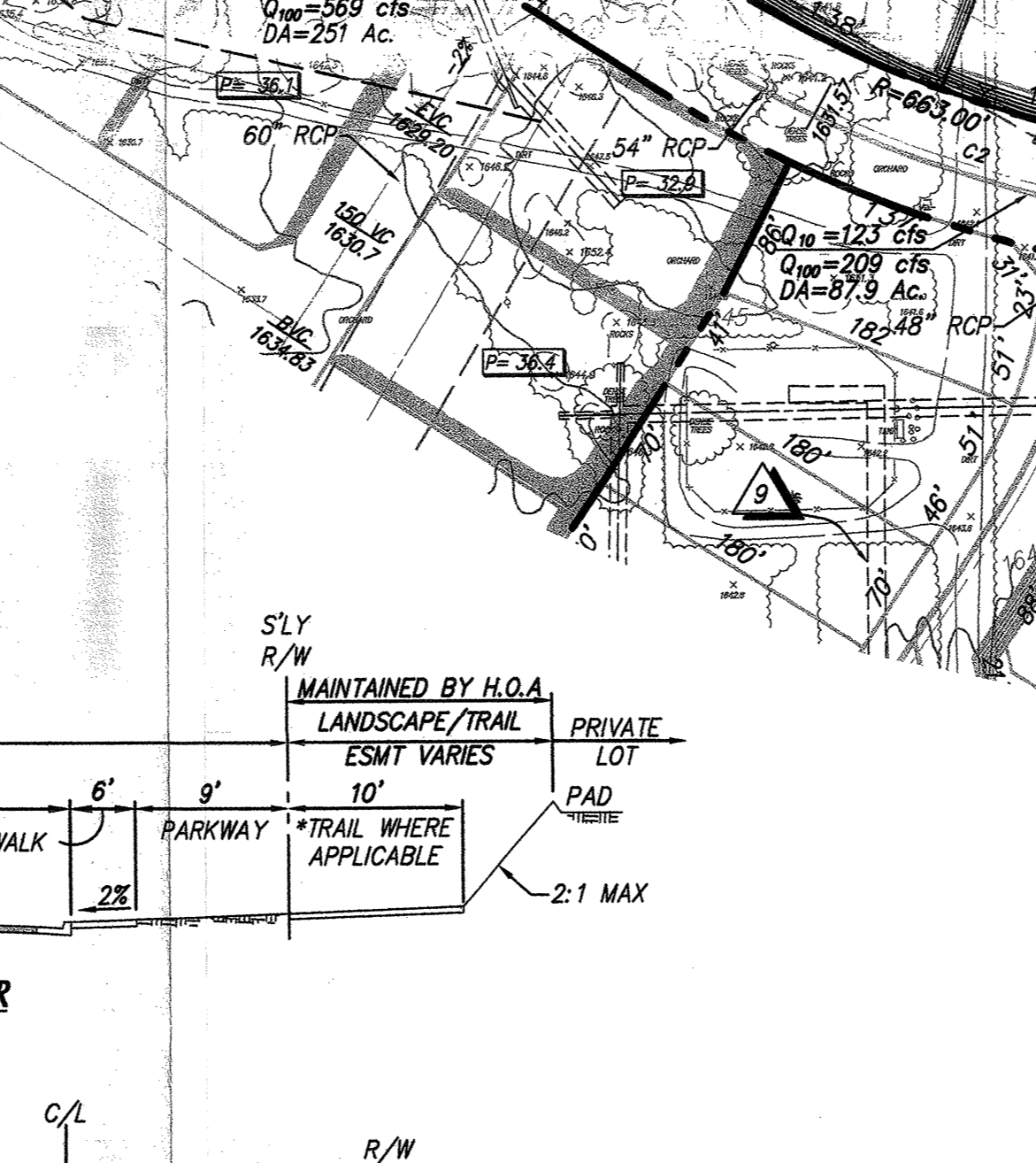
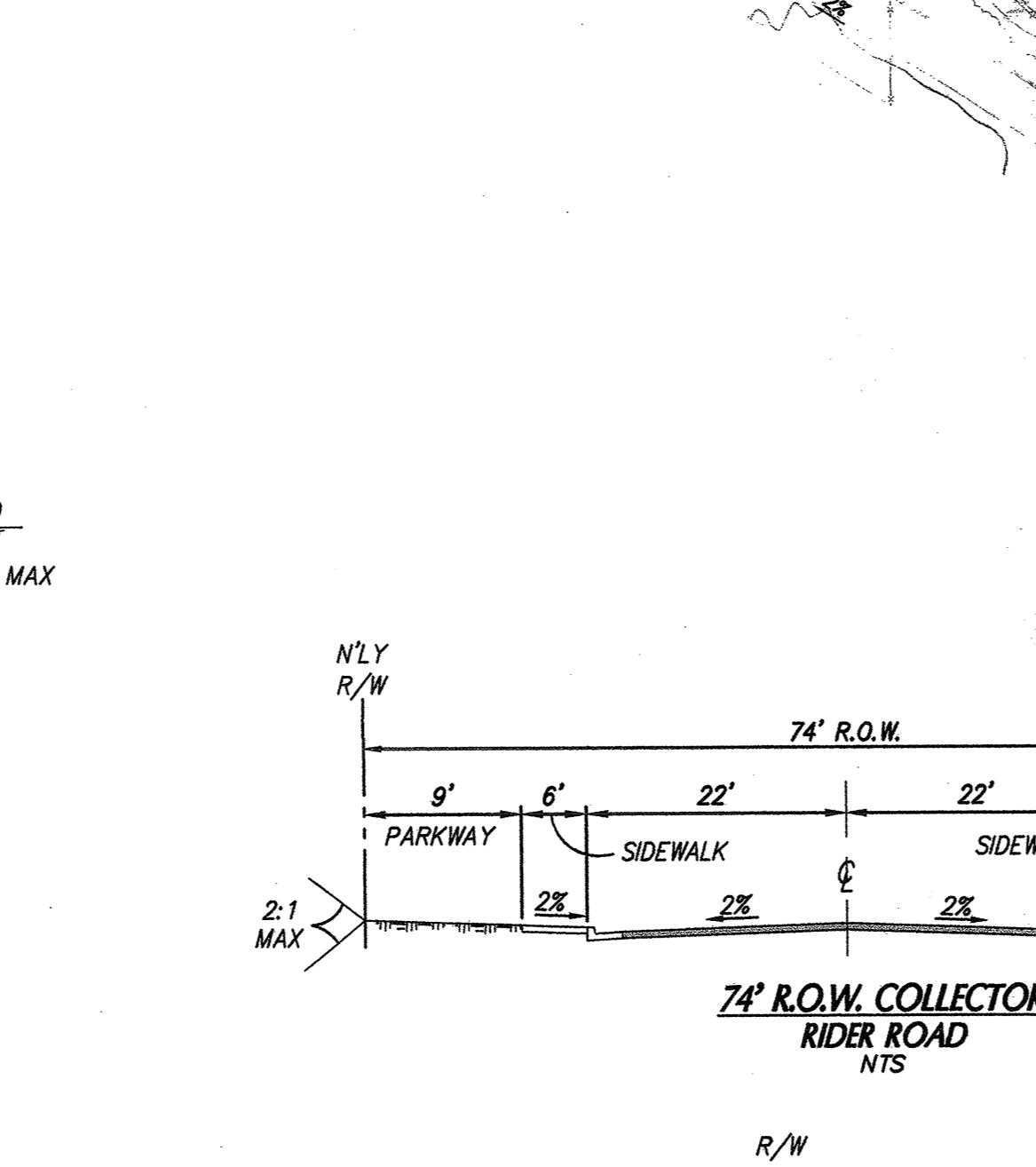
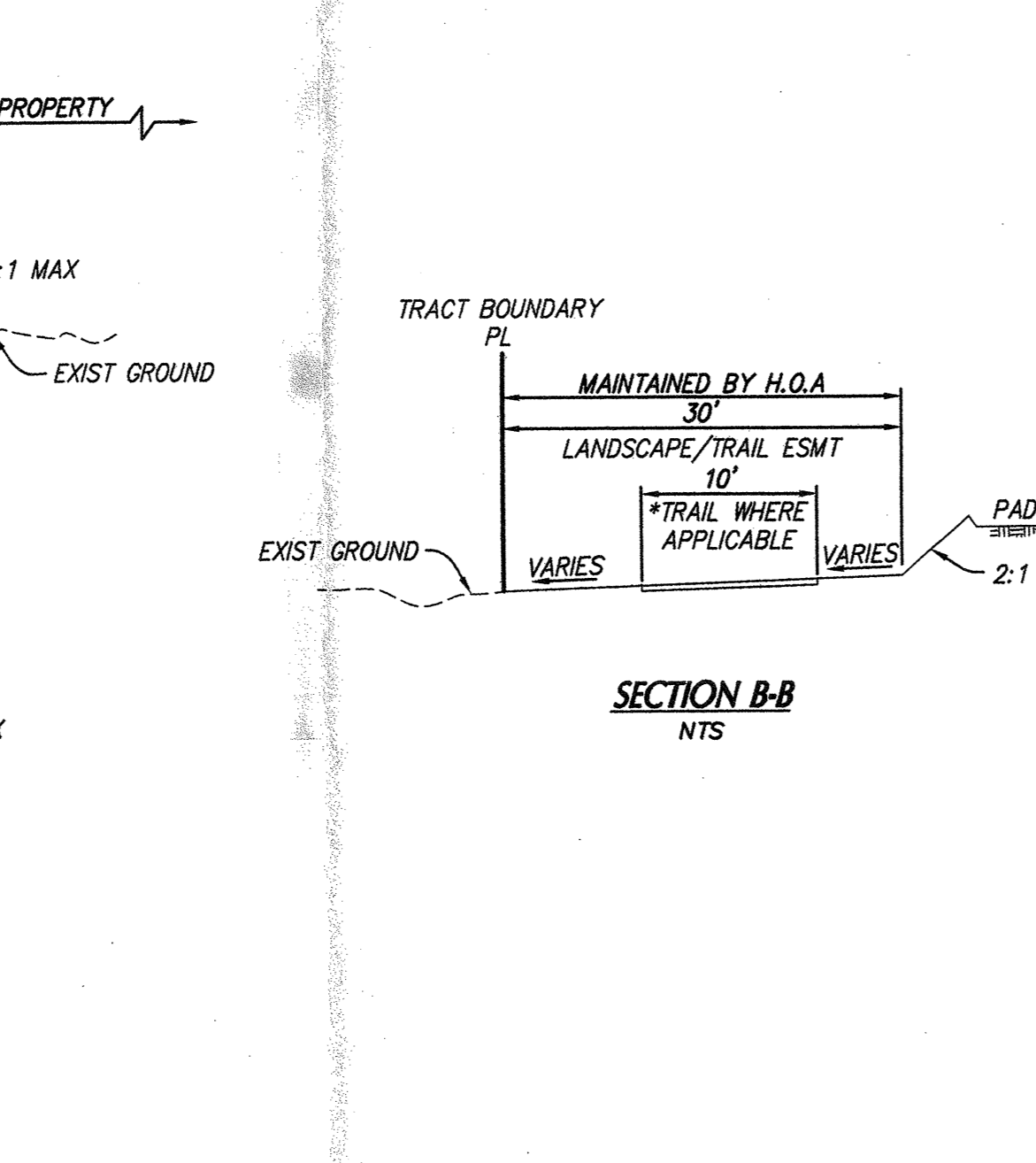
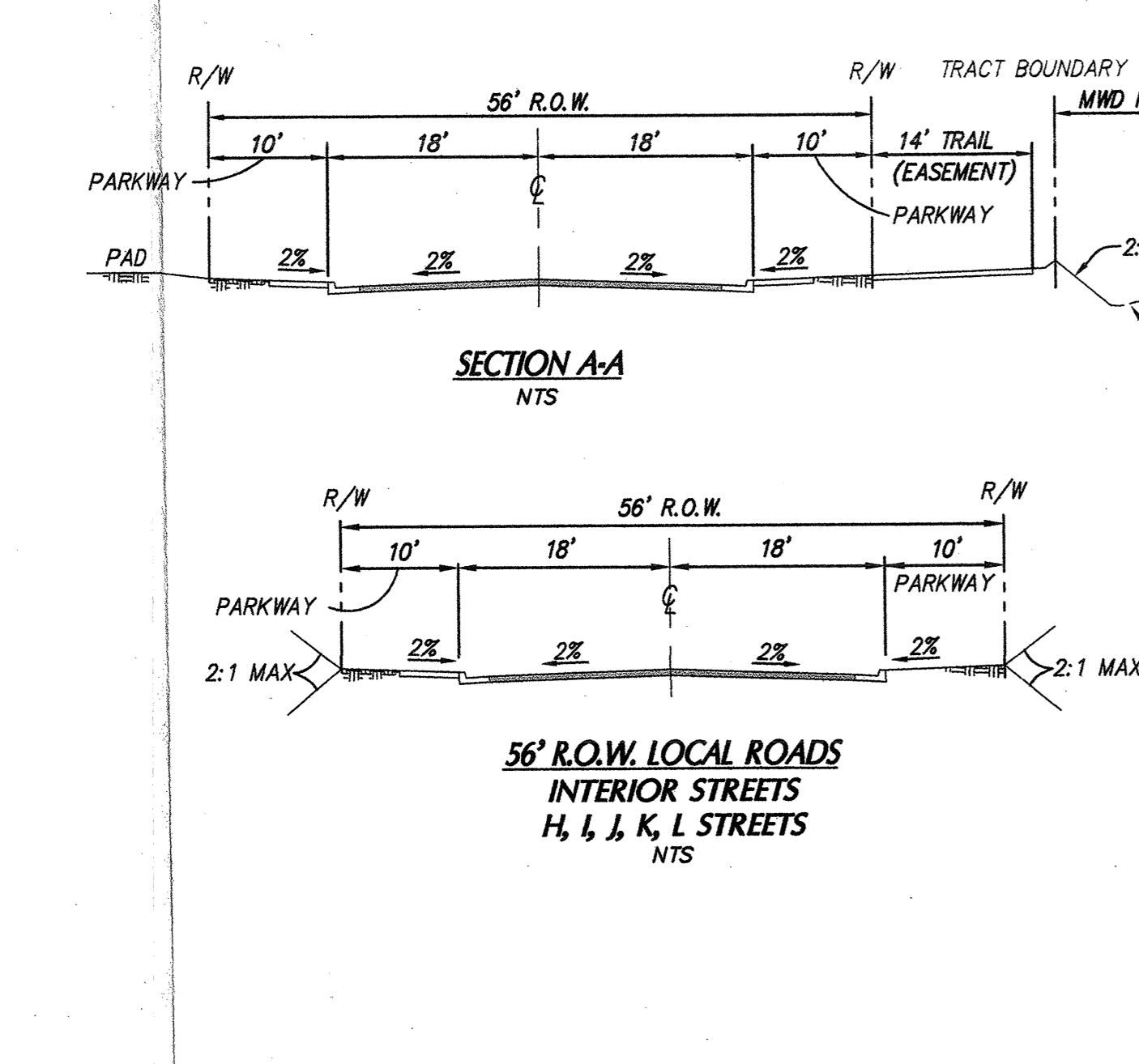
- 30' EASEMENT FOR UTILITIES TO WESTERN MUNICIPAL WATER DISTRICT PER INSTRUMENT NO. 21347 RECORDED MARCH 4, 1989. (TO BE VACATED UPON RELOCATION OF IRRIGATION WATER LINE).
- 30' EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY PER INSTRUMENT NO. 81039 RECORDED JUNE 16, 1989. (TO BE VACATED UPON RELOCATION OF UTILITIES TO ROADWAYS).
- 30' EASEMENT FOR UTILITIES SOUTHERN CALIFORNIA EDISON COMPANY PER INSTRUMENT NO. 120491 RECORDED NOVEMBER 21, 1988. (TO BE VACATED UPON RELOCATION OF UTILITIES TO ROADWAYS).
- 30' EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO BOULDER GREEN PER INSTRUMENT NO. 37242 RECORDED APRIL 21, 1970. (TO BE REALIGNED WITHIN PROPOSED ROADWAYS).
- 30' EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO HOWARD SQUIER & M. MARIE SQUIER AND THEIR HEIRS AND ASSIGNS PER INSTR. NO. 132783 RECORDED OCTOBER 4, 1972. (TO BE REALIGNED WITHIN PROPOSED ROADWAYS).
- 30' EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO H.B. RANCHO, INC. INSTRUMENT NO. 80167 RECORDED MAY 26, 1977. (TO BE REALIGNED WITHIN PROPOSED ROADWAYS).
- 10' AND 30' EASEMENT FOR STREET AND PUBLIC UTILITIES TO PACIFIC TELEPHONE AND SHERMAN AND TELEGRAPH COMPANY PER INSTR. NO. 202026 RECORDED OCTOBER 24, 1983. (TO BE VACATED UPON RELOCATION OF UTILITIES TO ROADWAYS).
- CA 10' & 4' EASEMENT FOR OVERHEAD, UNDERGROUND ELECTRICAL SUPPLY SYSTEM COMMUNICATION SYSTEM AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY PER INSTRUMENT NO. 115686 RECORDED OCTOBER 1, 1971. (TO BE VACATED UPON RELOCATION OF UTILITIES TO ROADWAYS).
- CA 10' EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO HOWARD SQUIER & M. MARIE SQUIER AND THEIR HEIRS AND ASSIGNS PER INSTR. NO. 27040 RECORDED MARCH 2, 1972. (TO BE REALIGNED WITHIN PROPOSED ROADWAYS).

**LOT DESCRIPTION**

LOT NO.	OVERALL LOT	PAD AREA	LOT NO.	OVERALL LOT	PAD AREA
1	24,200 S.F.	21,493 S.F.	45	22,694 S.F.	19,920 S.F.
2	24,200 S.F.	21,493 S.F.	46	22,694 S.F.	19,920 S.F.
3	24,200 S.F.	21,493 S.F.	47	22,694 S.F.	19,920 S.F.
4	24,200 S.F.	21,493 S.F.	48	24,080 S.F.	22,875 S.F.
5	24,200 S.F.	21,493 S.F.	49	25,233 S.F.	22,875 S.F.
6	24,645 S.F.	21,938 S.F.	50	23,767 S.F.	22,018 S.F.
7	21,739 S.F.	24,207 S.F.	51	20,332 S.F.	18,391 S.F.
8	22,789 S.F.	24,207 S.F.	52	20,391 S.F.	18,391 S.F.
9	26,122 S.F.	22,074 S.F.	53	20,318 S.F.	18,391 S.F.
10	24,200 S.F.	21,493 S.F.	54	20,064 S.F.	18,912 S.F.
11	24,197 S.F.	22,400 S.F.	55	20,064 S.F.	18,797 S.F.
12	24,696 S.F.	20,800 S.F.	56	20,064 S.F.	18,912 S.F.
13	21,402 S.F.	20,832 S.F.	57	20,138 S.F.	18,211 S.F.
14	24,696 S.F.	18,876 S.F.	58	21,200 S.F.	19,772 S.F.
15	20,241 S.F.	17,779 S.F.	59	20,074 S.F.	17,329 S.F.
16	20,842 S.F.	18,676 S.F.	60	21,200 S.F.	19,772 S.F.
17	20,842 S.F.	18,676 S.F.	61	20,116 S.F.	16,271 S.F.
18	20,842 S.F.	18,676 S.F.	62	20,136 S.F.	16,283 S.F.
19	20,842 S.F.	18,676 S.F.	63	21,489 S.F.	18,240 S.F.
20	21,338 S.F.	19,333 S.F.	64	20,739 S.F.	18,707 S.F.
21	20,842 S.F.	18,676 S.F.	65	22,106 S.F.	19,814 S.F.
22	21,130 S.F.	19,842 S.F.	66	20,570 S.F.	21,777 S.F.
23	22,491 S.F.	17,900 S.F.	67	21,722 S.F.	19,814 S.F.
24	23,258 S.F.	20,246 S.F.	68	20,810 S.F.	16,750 S.F.
25	22,207 S.F.	18,974 S.F.	69	21,200 S.F.	19,772 S.F.
26	20,271 S.F.	17,472 S.F.	70	21,027 S.F.	19,734 S.F.
27	20,052 S.F.	18,607 S.F.	71	21,200 S.F.	19,772 S.F.
28	20,026 S.F.	18,177 S.F.	72	26,307 S.F.	26,300 S.F.
29	20,024 S.F.	17,971 S.F.	73	24,613 S.F.	17,020 S.F.
30	20,170 S.F.	17,028 S.F.	74	21,485 S.F.	16,790 S.F.
31	20,525 S.F.	18,238 S.F.	75	21,386 S.F.	15,401 S.F.
32	20,883 S.F.	18,638 S.F.	76	21,987 S.F.	16,516 S.F.
33	20,149 S.F.	18,249 S.F.	77	21,188 S.F.	14,280 S.F.
34	20,024 S.F.	18,388 S.F.	78	21,252 S.F.	13,123 S.F.
35	20,046 S.F.	18,602 S.F.			
36	20,416 S.F.	17,772 S.F.			
37	20,249 S.F.	14,875 S.F.			
38	20,221 S.F.	14,474 S.F.			
39	20,064 S.F.	15,874 S.F.			
40	20,064 S.F.	15,591 S.F.			
41	20,064 S.F.	15,591 S.F.			
42	22,528 S.F.	17,344 S.F.			
43	22,198 S.F.	16,627 S.F.			
44	22,198 S.F.	15,817 S.F.			

**OPEN SPACE LOT**

LOT NO.	OVERALL LOT	PAD AREA
79	225,181 S.F.	
80	41,320 S.F.	



**STREET INTERSECTIONS DISTANCE**

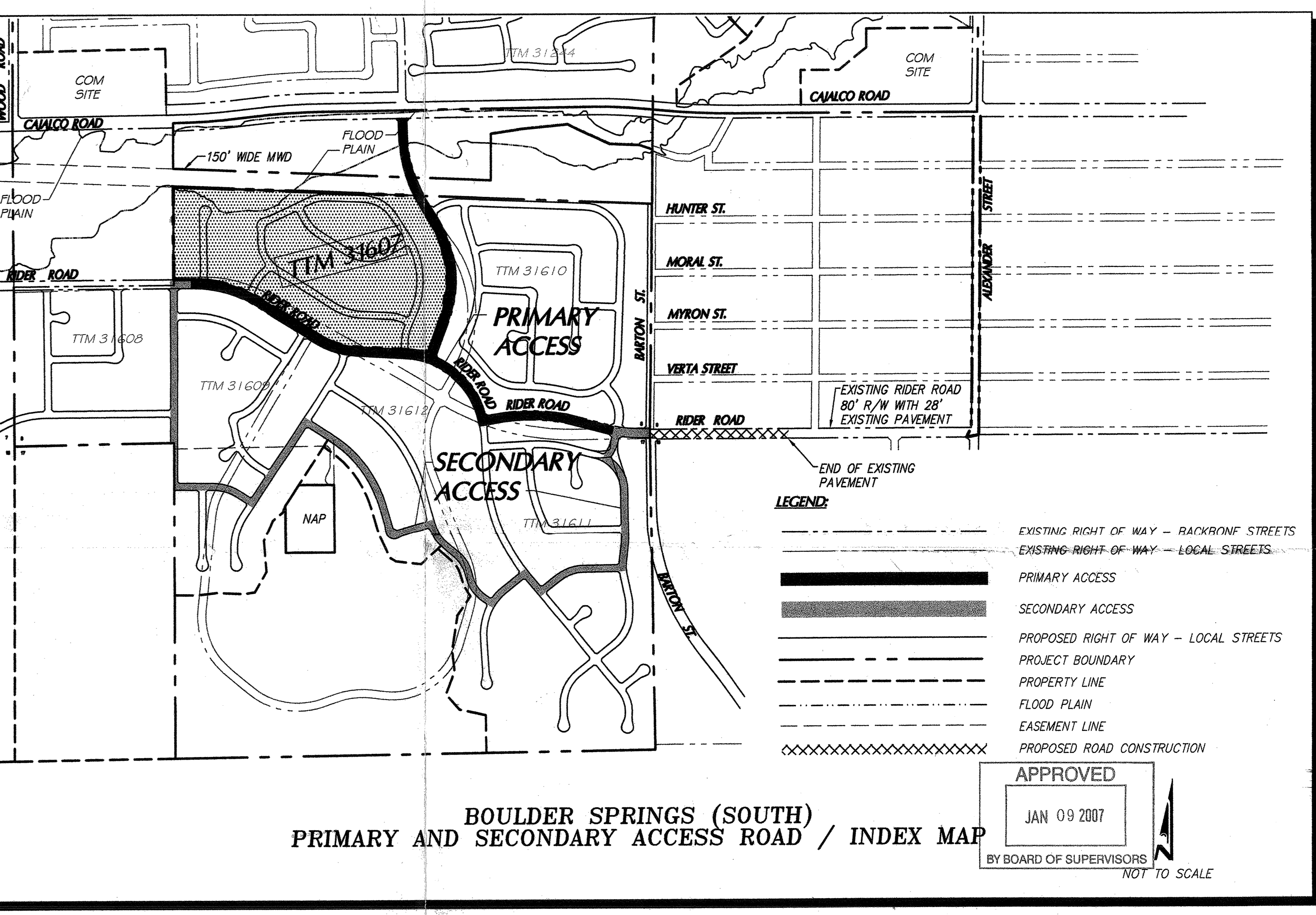
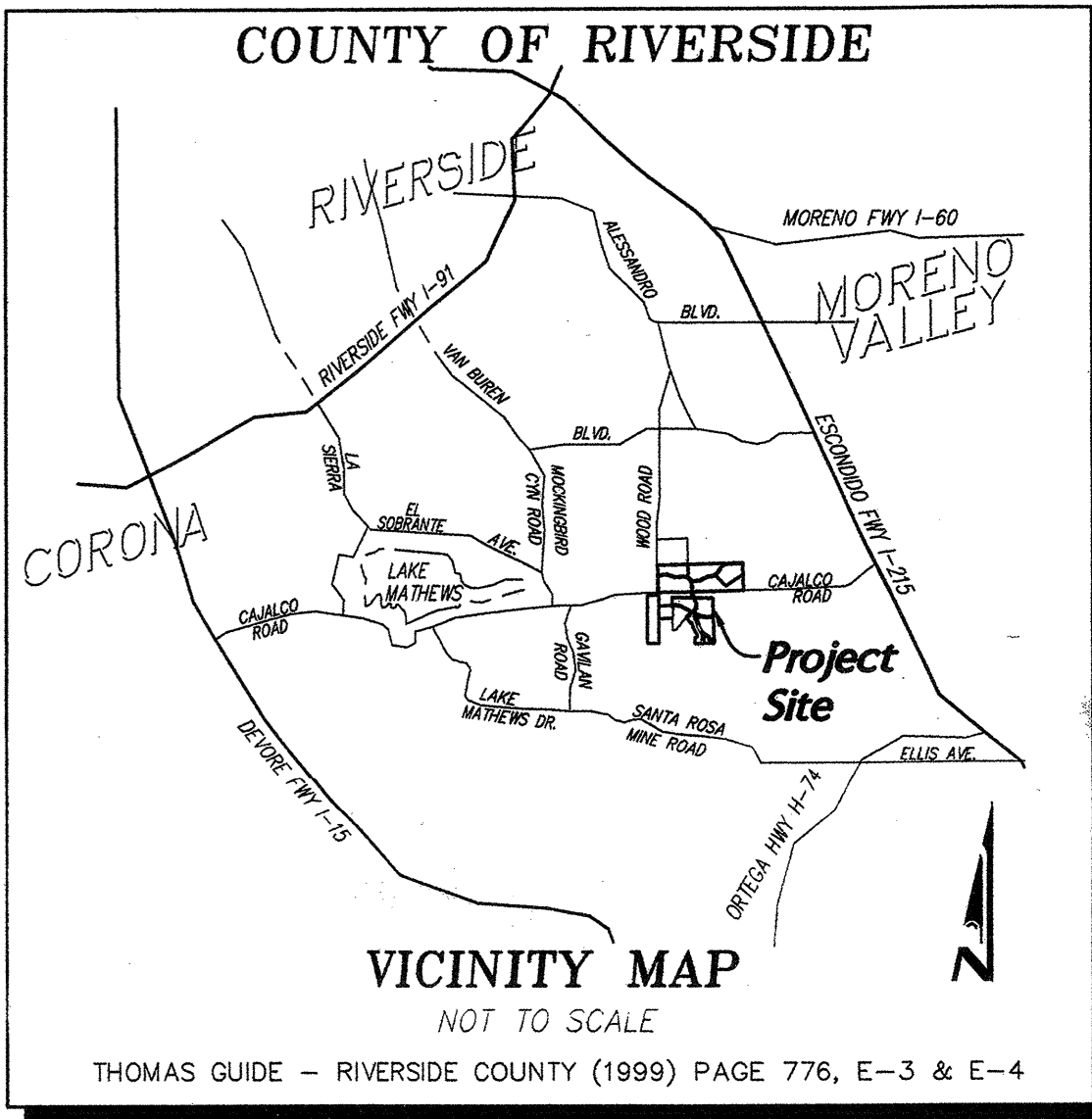
STREET INTERSECTIONS	DISTANCE
K STREET & RIDER ROAD TO K STREET CAL-DE-SAC	608.60'
K STREET & RIDER ROAD TO J STREET & RIDER ROAD	328.83'
J STREET & RIDER ROAD TO H STREET & RIDER ROAD	1389.50'
H STREET & RIDER ROAD TO L & H STREET	330.60'
H STREET & RIDER ROAD TO L & H STREET	1008.03'
H STREET & RIDER ROAD TO H & I STREET	298.68'
H & I STREET TO H & J STREET	715.54'
J & I STREET TO J STREET & RIDER ROAD	106.21'
CALICO DR & RIDER RD TO H STREET AND RIDER ROAD	232.66'
L STREET - L & H STREET TO L & H STREET	1123.41'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	84°24'28"	700'	100.02'	69.27'
C2	29°21'02"	700'	365'	187'
C3	31°21'39"	1000'	589'	300'
C4	81°01'11"	300'	182'	82'
C5	62°41'06"	300'	139'	183'
C6	44°33'42"	900'	805'	490'
C7	18°28'28"	1400'	633'	300'
C8	20°56'49"	300'	108'	54'
C9	61°51'44"	53'	27'	32'
C10	88°58'11"	300'	142'	75'
C11	54°51'07"	300'	284'	154'
C12	48°53'11"	674'	669'	365'
C13	29°26'02"	901'	108'	85'
C14	20°10'22"	300'	108'	53'
C15	23°31'02"	430'	224'	115'
C16	68°00'18"	300'	310'	170'
C17	44°7'58"	300'	28'	18'
C18	27°45'45"	178'	65'	43'

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N86°32'26"W	407'
L2	N55°52'24"W	599'
L3	S89°38'57"E	152'
L4	N43°38'23"W	716'
L5	N55°52'24"W	293'
L6	S60°13'07"E	224'
L7	N40°38'45"E	340'
L8	N43°35'00"W	130'
L9	N01°06'31"W	191'
L10	N62°55'45"W	300'
L11	N59°24'25"E	127'
L12	N47°04'13"E	53'
L13	N40°29'53"E	104'
L14	N84°10'15"E	393'
L15	N87°50'07"W	304'
L16	N43°35'00"W	207'
L17	N47°10'15"E	138'
L18	N63°07'34"E	114'
L19	N86°41'49"W	270'
L20	N86°32'26"W	245'
L21	N56°32'24"W	538'
L22	N64°28'30"E	100'
L23	N09°21'03"W	460'



**BOULDER SPRINGS (SOUTH) PRIMARY AND SECONDARY ACCESS ROAD / INDEX MAP**

APPROVED JAN 09 2007 BY BOARD OF SUPERVISORS NOT TO SCALE

TR31607 AMD 4  
Dated: 1/24/06  
Planner: K. Tran

**COUNTY OF RIVERSIDE**  
BOULDER SPRINGS LAND COMPANY  
TENTATIVE TRACT MAP  
No. 31607 - AMENDED  
SCHEDULE "B"

ENGINEERING  
LAND PLANNING  
SURVEYING

357 N. SHERIDAN STREET  
SUITE 117  
CORONA, CALIFORNIA 92626  
TEL: (951) 278-1800  
FAX: (951) 278-1800

Drawn By: K&A  
Checked By: O.B.  
Scale: 1" = 100'

DWG. NO.  
SHEET 1  
OF 1 SHEETS









## ADVISORY NOTIFICATION DOCUMENT

### Fire

**Fire. 3** **0010-Fire-SP-#100-FIRE STATION (cont.)**

dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire stations may be needed to meet anticipated service demands, given project densities.

**Fire. 4** **0010-Fire-SP-#47 SECONDARY ACCESS**

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

**Fire. 5** **0010-Fire-SP-#71-ADVERSE IMPACTS**

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

**Fire. 6** **0010-Fire-SP-#86-WATER MAINS**

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

**Fire. 7** **0010-Fire-SP-#95-HAZ FIRE AREA**

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the

## ADVISORY NOTIFICATION DOCUMENT

### Fire

**Fire. 7** **0010-Fire-SP-#95-HAZ FIRE AREA (cont.)**

Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

**Fire. 8** **0010-Fire-SP-#96-ROOFING MATERIAL**

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

**Fire. 9** **0010-Fire-SP-#97-OPEN SPACE**

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

### Flood

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

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

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

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

**Flood. 3** **0010-Flood-MAP BMP - ENERGY DISSIPATOR**

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

## ADVISORY NOTIFICATION DOCUMENT

### Flood

**Flood. 4**                                      **0010-Flood-MAP BMP - TRASH RACKS (cont.)**

**Flood. 4**                                      **0010-Flood-MAP BMP - TRASH RACKS**

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

**Flood. 5**                                      **0010-Flood-MAP CONSTRUCT CAJALCO CK WET.**

The Cajalco Creek Wetlands per the Lake Mathews Area Drainage Plan shall be constructed prior to the issuance of grading permits or recordation for this tract per the conditions of approval for Specific Plan 229 A1 for Planning Area 9.

**Flood. 6**                                      **0010-Flood-MAP COORDINATE DRAINAGE DESIGN**

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

**Flood. 7**                                      **0010-Flood-MAP FLOOD HAZARD REPORT**

This is a proposal to subdivide 56.5 acres into residential lots in the Cajalco Creek area. The site is located on the northside of Rider Road approximately 1300 feet east of Wood Road. This project is within Planning Area 9 of the Boulder Springs Specific Plan (SP 229).

The northern portion of the site is within the FEMA 100 year Zone A floodplain for Cajalco Creek. Additionally the site is subject to potentially debris laden offsite storm flows from the hills to the south.

The applicant proposes to leave the floodplain for Cajalco Creek natural in an open space lot. The flood protection of this tract from the south is dependent on a storm drain system proposed with the specific plan. If this tract precedes the construction of the upstream tracts the

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### **Flood. 7** **0010-Flood-MAP FLOOD HAZARD REPORT (cont.)**

necessary offsite storm drain system proposed by Tracts 31609 and 31611 shall be constructed to protect this site. Storm drains that do not have debris basins constructed at the upstream collection point shall be designed for a bulked flow-rate. The bulking factor shall be 110 percent (based on District work for the Gavilan Hills Debris Basin). Some temporary drainage facilities may be necessary until the other specific plan tracts are constructed.

The applicant has proposed a swale along the west side of Starglow Drive as a water quality treatment facility along with a detention basin at the northwest corner of the site. Although these proposed treatment control BMP's mitigate the water quality impacts of this project, they are not the equivalent of regional facilities proposed under the Lake Mathews Area Drainage Plan.

The Cajalco Creek Wetlands per the Lake Mathews Area Drainage Plan shall be constructed prior to the issuance of grading permits or recordation for this tract per the conditions of approval for Specific Plan 229 A1 for Planning Area 9.

The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3815 per acre, the fee due will be based on the fee in effect at the time of payment.

#### **Flood. 8** **0010-Flood-MAP INLET/OUTLET ACCESS**

Provide vehicular access to the flowline at inlet and outlet for all District maintained facilities. A turnaround shall be provided outside of the nuisance flow area.

#### **Flood. 9** **0010-Flood-MAP INTERCEPTOR DRAIN CRITERIA**

The criteria for maintenance access of terrace/interceptor is as follows:  
flows between 1-5 cfs shall have a 5-foot wide access road,  
flows between 6-10 cfs shall be a minimum 6-foot

## ADVISORY NOTIFICATION DOCUMENT

### Flood

**Flood. 9****0010-Flood-MAP INTERCEPTOR DRAIN CRITERIA (cont.)**

rectangular channel.  
Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

**Flood. 10****0010-Flood-MAP MAJOR FACILITIES**

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

**Flood. 11****0010-Flood-MAP MAJOR FACILITIES - ADP**

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Lake Mathews Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

**Flood. 12****0010-Flood-MAP PERP DRAINAGE PATTERNS**

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

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

A portion of the proposed project may affect "waters of the

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### **Flood. 13**

#### **0010-Flood-MAP WATERS OF THE US (NO FEMA) (cont.)**

United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

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

#### **Flood. 14**

#### **0010-Flood-SP FLOOD HAZARD REPORT**

Boulder Springs Specific Plan 229 amendment No.1 proposes to increase permanent open space from 92 acres to 214 acres to preserve the California Gnatcatcher habitat. The planning areas would be reconfigured to maintain the 1,421 dwelling units by reducing minimum lot sizes from 20,000 square feet to 12,000 square feet.

This proposed development is located within the limits of the Lake Mathews Master Drainage Plan (MDP). The MDP proposes several water quality basins. These water quality basins shall be constructed prior to any individual development within the Specific Plan tributary to one of these proposed MDP facilities.

The District has reviewed this project and finds the drainage plan included in the report appropriate for flood control. In addition, the District has the following recommendations to protect the public health and safety:

1. The major tributary to Lake Mathews is Cajalco Creek. The District is not contemplating any structural solutions for the Creek. The specific plan proposes Planning Area 6 to be open space all along the Creek. The natural

## **ADVISORY NOTIFICATION DOCUMENT**

### **Flood**

**Flood. 14** **0010-Flood-SP FLOOD HAZARD REPORT (cont.)**

floodplain of Cajalco Creek and its major tributaries shall be mapped and preserved as open space.

2. The eastern portions of Planning Areas 2 and 9, Planning Areas 3 and 4, and the western portions of Planning Area 7 and 8 drain into the proposed Master Planned "Cajalco Creek Wetlands". Development within these residential areas shall be responsible for the construction of this facility.

3. Planning Area 5 and the eastern portion of Planning Area 3 drain to the proposed "Alexander Street Water Quality Wetland (West)". Proposed development within these areas shall construct the proposed MDP facility.

### **General**

**General. 1** **0100-Planning-SP - Park Construction**

PRIOR TO THE ISSUANCE OF THE 568th building permit within the SPECIFIC PLAN, the park designated as Planning Area 11 shall be constructed and fully operable.

**General. 1** **0100-Planning-SP - Park Construction**

PRIOR TO THE ISSUANCE OF THE 1136th building permit within the SPECIFIC PLAN, the park designated as Planning Area 12 shall be constructed and fully operable.

**General. 2** **0100-Planning-SP - Park Plans required**

PRIOR TO THE ISSUANCE OF THE 284th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Riverside County Recreation and Parks District County Service Area No.117 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 11. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 11 and with the requirements of the Riverside County Recreation and Parks District County Service Area 117 or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a



## ADVISORY NOTIFICATION DOCUMENT

### General

**General. 2** **0100-Planning-SP - Park Plans required (cont.)**

permanent maintenance mechanism for the park and its facilities.

**General. 2** **0100-Planning-SP - Park Plans required**

PRIOR TO THE ISSUANCE OF THE 852th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Riverside County Recreation and Parks District County Service Area No. 117 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 12. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 12 and with the requirements of the Riverside Recreation and Parks District County Service Area 117 or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

**General. 3** **0100-Regional Parks and Open Space-MAP - TRAIL CONSTRUCTION**

Prior to the issuance of the 39th building permit, the applicant shall build the trails as shown on the approved trails plan. The applicant shall arrange for an inspection of the constructed trails with the Regional Park and Open-Space District.

### Planning

**Planning. 1** **0010-Planning-MAP - DESIGN GUIDELINES**

The project shall conform with design guidelines within SP229 - Boulder Springs.

**Planning. 2** **0010-Planning-MAP - FEES FOR REVIEW**

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 2

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

indicating which condition or conditions the submittal is intended to comply with.

#### Planning. 3

#### 0010-Planning-MAP - GEO NO. 1558

County Geologic Report (GEO) No. 1558, submitted for this project (TR31607), was prepared by Neblett & Associates, Inc and is entitled: "Updated Preliminary Geologic/Geotechnical Study, Boulder Springs South Tentative Tract No. 31607, Mead Valley Area, Riverside County, California", dated July 22, 2005, in addition Neblett & Associates prepared "Response to County of Riverside Review Comments: County Geologic Report No. 1558 (Geologic), Updated Preliminary Geologic/Geotechnical Study, Boulder Springs South Tentative Tract No. 31607, Mead Valley Area, Riverside County, California", dated January 19, 2006.

GEO No. 1558 concluded:

- 1.The closest active fault to the site is the Elsinore fault located about 17.5 kilometers from the site.
- 2.There is a potential for liquefaction at this site in areas underlain by active stream channel deposits and alluvium.
- 3.Rockfall hazards on the site are low.

GEO No. 1558 recommended:

- 1.Seismic design data presented in Appendix H of the report should be used as the basis for design of structures on the site.
- 2.The extent and characteristics of these materials in areas of proposed grading should be evaluated by the geotechnical consultant during the 40-scale grading plan review.
- 3.Liquefaction mitigation measures will include one or more of the following: 1) Removal and recompaction of unsuitable soils; 2) in-situ ground stabilization; 3) reinforced and rigid foundation systems; 4) sub-drainage systems; 5)

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 3

#### 0010-Planning-MAP - GEO NO. 1558 (cont.)

structural setbacks.

GEO No. 1558 satisfies the requirement for a Geologic study for Planning/CEQA purposes. GEO No. 1558 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared for this project relative to the liquefaction potential as described elsewhere in this conditions set.

#### Planning. 4

#### 0010-Planning-MAP - INADVERTENT ARCHAEO FIND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
3. Grading of further ground disturbance shall not resume

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 4**    **0010-Planning-MAP - INADVERTENT ARCHAEO FIND (cont.)**

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

**Planning. 5**    **0010-Planning-MAP - LANDSCAPE MAINTENANCE**

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

**Planning. 6**    **0010-Planning-MAP - MAP ACT COMPLIANCE**

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule B, unless modified by the conditions listed herein.

**Planning. 7**    **0010-Planning-MAP - NO OFFSITE SIGNAGE**

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

**Planning. 8**    **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. 9**    **0010-Planning-MAP - ORD 810 OPN SPACE FEE**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 9**                                    **0010-Planning-MAP - ORD 810 OPN SPACE FEE (cont.)**

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. 10**                                    **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. 11**                                    **0010-Planning-MAP - RES. DESIGN STANDARDS**

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 11**                                      **0010-Planning-MAP - RES. DESIGN STANDARDS (cont.)**

- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of [the/each] lot is 100 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 20,000 square feet.
- i. No more than 50% of the lot shall be covered by structure.
- j. 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, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

#### **Planning. 12**                                      **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.

#### **Planning. 13**                                      **0010-Planning-MAP - WASTE MANAGEMENT**

In a letter dated October 7, 2003, the Riverside County Waste Management Department provided the following conditions.

The project proponent is encouraged to consider the following measures to help reduce the project's potential solid waste impacts and to help in the County's efforts to comply with State law in diverting solid waste from landfill disposal:

1. Green waste generated by the project should be kept separate from other waste types and either composted onsite or directed to local wood grinding and/or composting operations.
2. The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 13**                                      **0010-Planning-MAP - WASTE MANAGEMENT (cont.)**

3. Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.

4. Hazardous materials are not accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Health Department for further information.

#### **Planning. 14**                                      **0010-Planning-SP - MAINTAIN AREAS & PHASES**

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

#### **Planning. 15**                                      **0010-Planning-SP - NO P.A. DENSITY TRANSFER**

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process OR Substantial Conformance which must have approval of the Planning Director.

#### **Planning. 16**                                      **0010-Planning-SP - PLANNING AREAS 1 & 5**

No development (i.e Plot Plan, CUP, Parcel Map, Tract Map etc.) within planning areas 1 and 5 shall be accepted for review until a change of zone application have been filed, approved, and adopted to reflect the appropriate uses within planning areas 1 and 5.

#### **Planning. 17**                                      **0020-Planning-MAP - EXPIRATION DATE**

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be

## **ADVISORY NOTIFICATION DOCUMENT**

### **Planning**

#### **Planning. 17                                      0020-Planning-MAP - EXPIRATION DATE (cont.)**

extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

#### **Planning. 18                                      0020-Planning-SP - 90 DAYS TO PROTEST**

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

#### **Planning. 19                                      0020-Planning-SP - SUBMIT FINAL DOCUMENTS**

Within ninety (90) days after the approval of the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, the applicant shall provide to the Planning Department fifteen (15) copies of the final SPECIFIC PLAN SUBSTANTIAL CONFORMANCE document as well as five (5) CD-ROM copies. The document shall illustrate the differences between the current proposal and the SPECIFIC PLAN. The final documents shall replace the SPECIFIC PLAN and shall be distributed in the following fashion:

Building and Safety Department	1 copy
Department of Environmental Health	1 copy
Fire Department	1 copy
Flood Control and Water Conservation	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
City of Riverside	1 copy
Riverside County Planning Department in Indio	2 copies
in Murrieta	2 copies
Executive Office	2 copies
Economic Development	2 copies

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



## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

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

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

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

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 31607 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31607, Amended No. 4, dated 01/24/06.

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

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

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

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

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

Tentative Tract Map No. 31607 is a Schedule B tract map subdivision of 56.5 gross acres into seventy eight (78) residential lots (with a minimum lot size of 20,000 square feet net) and two (2) natural opac lots within Planning

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### Planning-All. 4 0010-Planning-All-MAP - PROJECT DESCRIPTION (cont.)

Area 9 for conservation. The proposal will include a trail system for equestrian, bike and pedestrian uses as part of a network of trails proposed for this map, TR31608, TR31609, TR31610, TR31611 and TR31612. This project is located south of Cajalco Road, east of Wood Road and west of Barton Street.

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

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 229, Amendment No.1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 229, Amendment No. 1

CHANGE OF ZONE = Change of Zone No. 6681.

EIR = Environmental Impact Report No. 255.

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

Specific Plan No.229, Amendment No. 1 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

- 1. Board of Supervisors Specific Plan Resolution [and all resolutions for prior amendments to the Specific Plan].
- 2. Conditions of Approval.
- 3. Specific Plan Zoning Ordinance Text.
- 4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
- 5. Specific Plan text.
- 6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Environmental Impact Report No. 255 Document, which must include, but not be limited to, the following items:

- 1. Mitigation Reporting/Monitoring Program (M/M).
- 2. Agency Notice of Preparation (NOP).
- 3. Draft EIR

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

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

4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

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

#### **Planning-All. 7**                      **0010-Planning-All-SP - Hold Harmless**

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

#### **Planning-All. 8**                      **0010-Planning-All-SP - Limits of SP DOCUMENT**

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

#### **Planning-All. 9**                      **0010-Planning-All-SP - Ordinance Requirements**

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

**Planning-All. 9**                      **0010-Planning-All-SP - Ordinance Requirements (cont.)**

County Planning Department, unless otherwise amended.

**Planning-All. 10**                      **0010-Planning-All-SPA - Replace all previous**

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

### Transportation

**Transportation. 1**                      **0010-Transportation-MAP - DRAINAGE 1**

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

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

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

**Transportation. 3**                      **0010-Transportation-MAP - OFF-SITE PHASE**

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 3                                  0010-Transportation-MAP - OFF-SITE PHASE (cont.)

to County maintained roads as approved by the Transportation Department.

#### Transportation. 4                                  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 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. 5                                  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 Comprehensive 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.

Cajalco Road (EW) at:  
 El Sobrante Road (NS)  
 Gavilan Road (NS)  
 Smith/Harley John Road (NS)  
 Project Access (NS)

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 5

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

Wood Road (NS)  
 Carpinus Drive (NS)  
 Alexander Street (NS)  
 Brown Street (NS)  
 Clark Street (NS)

Wood Road (NS) at:  
 Markham Street (EW)  
 Van Buren Blvd (EW)

Rider Street (EW) at:  
 Alexander Street (NS)

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. 6

#### 0010-Transportation-SP - SP229A1/IMPROVEMENTS

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

#### Transportation. 7

#### 0010-Transportation-SP - SP229A1/TS/CONDITIONS 1

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

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

The study indicates that it is possible to achieve a 'C' (or Level of Service 'D' within one mile of a freeway

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 7                      0010-Transportation-SP - SP229A1/TS/CONDITIONS 1 (cont.)**

interchange) for the following intersections based on the traffic study assumptions:

Gavilan Road (NS) at:  
Cajalco Road (EW)

Harley John Road (NS) at:  
Cajalco Road (EW)

Wood Road (NS) at:  
Van Buren Boulevard (EW)  
Markham Street (EW)  
Carpinus Drive (EW)  
Cajalco Road (EW)

Carpinus Drive (NS) at:  
Cajalco Road (EW)

Alexander Street (NS) at:  
Martin Street (EW)  
Cajalco Road (EW)

Brown Street (NS) at:  
Cajalco Road (EW)

Clark Street (NS) at:  
Cajalco 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. 8                      0010-Transportation-SP - SP229A1/WRCOG TUMF**

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

Plan: TR31607E03

Parcel: 321140019

50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050-E Health-EOT1 - REQ E HEALTH DOCUMENTS                      Not Satisfied

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

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

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

050 - E Health. 2                      0050-E Health-MAP - HAZMAT PHASE II                      Not Satisfied

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

050 - E Health. 3                      0050-E Health-MAP - MONEY                      Not Satisfied

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

050 - E Health. 4                      0050-E Health-MAP - SEWER PLAN - COUNTY                      Not Satisfied

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

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

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



Plan: TR31607E03

Parcel: 321140019

50. Prior To Map Recordation

E Health

050 - E Health. 6                      EOT2 - REQ E HEALTH DOCUMENTS                      Not Satisfied

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

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

Fire

050 - Fire. 1                      0050-Fire-MAP-#004-ECS-FUEL MODIFICATION                      Not Satisfied

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

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

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

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

050 - Fire. 3                      0050-Fire-MAP-#47-SECONDARY ACCESS                      Not Satisfied

Plan: TR31607E03

Parcel: 321140019

50. Prior To Map Recordation

Fire

050 - Fire. 3                            0050-Fire-MAP-#47-SECONDARY ACCESS (cont.)                            Not Satisfied

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

050 - Fire. 4                            0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS                            Not Satisfied

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

Flood

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

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

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

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

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to

Plan: TR31607E03

Parcel: 321140019

50. Prior To Map Recordation

Flood

050 - Flood. 1                      0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY (cont.)                      Not Satisfied  
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 Lake Mathews 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 BMP - MAINT & INSPECT                      Not Satisfied  
Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

050 - Flood. 4                      0050-Flood-MAP CAJALCO CREEK WETLANDS                      Not Satisfied  
The Cajalco Creek Wetlands per the Lake Mathews Area Drainage Plan shall be constructed prior to the issuance of grading permits or recordation for this tract per the conditions of approval for Specific Plan 229 A1 for Planning Area 9.

050 - Flood. 5                      0050-Flood-MAP OFFSITE EASE OR REDESIGN                      Not Satisfied

Plan: TR31607E03

Parcel: 321140019

50. Prior To Map Recordation

Flood

050 - Flood. 5                      0050-Flood-MAP OFFSITE EASE OR REDESIGN (cont.)                      Not Satisfied

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

050 - Flood. 6                      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. 7                      0050-Flood-MAP SUBMIT PLANS                      Not Satisfied

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

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

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

Planning

050 - Planning. 1                      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. 2                      0050-Planning-MAP - FINAL MAP PREPARER                      Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

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50. Prior To Map Recordation

Planning

050 - Planning. 3                      0050-Planning-MAP - MWD AGENCY CLEARANCE                      Not Satisfied

A clearance letter from the Metropolitan Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated November 25, 2003 generally summarized as follows:

1. If water must be carried across our right-of-way, we require that it be by closed conduit or lined open channel. If a lined open channel is used, it must be designed to accommodate our vehicular access. The drainage design must be revised, and we request that details of the drainage conveyance facilities be submitted for our review and written approval.
2. Metropolitan's right-of-way should be referenced on the final tract map as a Metropolitan Water District fee property.
3. The entire boundary of Metropolitan's fee property must be defined with bearings and distances for references on the final tract map.
4. Prior to construction of any improvements for this tract, the developer's engineer and/or land surveyor must prepare and file corner records for the preservation of Metropolitan's monuments within the areas of the proposed improvement or grading.
5. During construction, Metropolitan's field personnel will make periodic inspections. We request that a stipulation be added on all pertinent plans to notify Mr. Joe Mirone of our Water System Operations Group, telephone (909) 776-2664, at least two days prior to starting any work in the vicinity of our facilities.

050 - Planning. 4                      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. 5                      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 County Service Area No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks

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Planning

050 - Planning. 5                      0050-Planning-MAP - QUIMBY FEES (1) (cont.)                      Not Satisfied  
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. 6                      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 20,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be  
in conformance with the development standards of the SP  
zone, and with the Riverside County Integrated Project  
(RCIP).

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. 7                      0050-Planning-MAP - TRAILS EASEMENT                      Not Satisfied  
Prior to or in conjunction with the recordation of the  
final map, the applicant shall offer for dedication to the  
County of Riverside an easement for trails purposes. This  
easement shall be as follows:

A Community Trail (14') is shown on "H" Street which is  
within the proposed project boundaries. Please show on the  
trails plan the placement of the 14' trail where applicable  
along "H" Street.

050 - Planning. 8                      0050-Planning-MAP- ECS LIQUEFACTION                      Not Satisfied  
An environmental constraints sheet (ECS) shall be prepared  
for this project. The ECS shall indicate the area of the

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50. Prior To Map Recordation

Planning

050 - Planning. 8                      0050-Planning-MAP- ECS LIQUEFACTION (cont.)                      Not Satisfied

project site that is subject to the potential hazard of liquefaction. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1558, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

050 - Planning. 9                      0050-Planning-SP - PLANNING AREA LEGAL                      Not Satisfied

Prior to the approval of any implementing land division or development application, a condition shall be placed on that project requiring that, prior to the issuance of the first building permit for the construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied for the specific plan for the phase of development in question.

050 - Planning. 10                      0050-Planning-SP - CC&R PRI COMMON AREA                      Not Satisfied

The following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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

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

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50. Prior To Map Recordation

Planning

050 - Planning. 10                      0050-Planning-SP - CC&R PRI COMMON AREA (cont.)                      Not Satisfied

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

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

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

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

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

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

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



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50. Prior To Map Recordation

Planning

050 - Planning. 10                      0050-Planning-SP - CC&R PRI COMMON AREA (cont.)                      Not Satisfied

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

050 - Planning. 11                      0050-Planning-SP - CC&R RES PUB COMN AREA                      Not Satisfied

The following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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

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

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

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50. Prior To Map Recordation

Planning

050 - Planning. 11

0050-Planning-SP - CC&R RES PUB COMN AREA (cont.)

Not Satisfied

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

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

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

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

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

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50. Prior To Map Recordation

Planning

050 - Planning. 11                      0050-Planning-SP - CC&R RES PUB COMN AREA (cont.)                      Not Satisfied  
Declaration shall control."

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

050 - Planning. 12                      0050-Planning-SP - COMMON AREA MAINTENANCE                      Not Satisfied

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

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

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

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

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following OPEN SPACE, PARKS, GREENBELTS, AND DETENTION BASINS.

050 - Planning. 13                      0050-Planning-SP - PA PROCEDURES                      Not Satisfied

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

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50. Prior To Map Recordation

Planning

050 - Planning. 13                      0050-Planning-SP - PA PROCEDURES (cont.)                      Not Satisfied

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

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning areas[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

050 - Planning. 14                      0050-Planning-SP - PARK AGENCY REQD                      Not Satisfied

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project shall be annexed into an entity such as the County Service Area/District, Valley Wide Recreation and Open Space, or Homeowners' Association that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Riverside County Recreation and Parks District, County Service Area, Valley Wide or Homeowners' Association is unwilling or unable to annex the property in question."

Regional Parks and Open Space

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

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easements for trails purposes. This easement shall be as follows:

A Community Trail (14') is shown on Rider Street which is within the proposed project boundaries. Please show on the trails plan the placement of the 14' trail where applicable along Rider Street.

Transportation

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1            0050-Transportation-EOT1 - FINAL ACCESS AND MAINT            Not Satisfied

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

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

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

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

050 - Transportation. 2            0050-Transportation-MAP - ACCESS RESTRICTION            Not Satisfied

Lot access shall be restricted on Starglow Drive and Rider Road and so noted on the final map, with the exception of Lot 80.

050 - Transportation. 3            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. 4            0050-Transportation-MAP - CORNER CUT-BACK I            Not Satisfied

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

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

Rider Road shall be improved within the dedicated

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50. Prior To Map Recordation

Transportation

050 - Transportation. 5            0050-Transportation-MAP - DEDICATIONS (cont.)            Not Satisfied  
right-of-way in accordance with County Draft Standard No.  
103, Section A (44'/74')

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

All other interior streets shall be improved within the  
dedicated right-of-way in accordance with County  
Draft Standard No. 105, Section A (Sheet 1 of 2) (36'/56').  
Intersection of "I" street and "H" street shall conform to  
County Standard Plan No. 801; Standard Knuckle.

050 - Transportation. 6            0050-Transportation-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 - Transportation. 7            0050-Transportation-MAP - IMP PLANS            Not Satisfied  
Improvement plans for the required improvements must be  
prepared and shall be based upon a design profile extending  
a minimum of 300 feet beyond the project boundaries at a  
grade and alignment as approved by the Riverside County  
Transportation Department. Completion of road improvements  
does not imply acceptance for maintenance by County.

050 - Transportation. 8            0050-Transportation-MAP - INTERSECTION/50' TANGENT            Not Satisfied  
All enterline intersections shall be at 90 degrees, plus or  
minus 5 degrees, with a minimum 50' tangent, measured from  
flowline/curbface or as approved by the Transportation  
Planning and Development Review Division Engineer.

050 - Transportation. 9            0050-Transportation-MAP - LANDSCAPING            Not Satisfied  
The project proponent shall comply in accordance with  
landscaping requirements within public road rights-of-way,  
in accordance with Ordinance 461. Landscaping shall be  
installed within Starglow Drive and Rider Road. Landscaping  
plans shall be submitted on standard County Plan sheet  
format (24" X 36"). Landscaping plans shall be submitted  
with the street improvement plans. If landscaping  
maintenance to be annexed to County Service Area, or  
Landscaping and Lighting Maintenance District, landscaping  
plans shall depict ONLY such landscaping, irrigation and  
related facilities as are to be placed within the public

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9            0050-Transportation-MAP - LANDSCAPING (cont.)            Not Satisfied  
road rights-of-way.

Note: The project shall comply with the landscaping conditions set forth by Planning Department.

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

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

050 - Transportation. 11            0050-Transportation-MAP - OFF-SITE ACCESS 1            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 in accordance with County Standard No. 106, Section B (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the extension of Rider Road from the western tract boundary to the easterly section of the paved and County maintained portion of Rider Road east of Una Street. The off-site access roads shall be as depicted in the index map labeled "Boulder Springs - South Primary and Secondary Access Road."

Said off-site access road shall be the northerly extension of Starglow Drive to Cajalco Road a paved and County maintained highway. This off-site access road shall be as depicted in the index map labeled "Boulder Springs South, Primary and Secondary Access Road."

The index map shall conform to the street layout of Parcel Map 32311 and its underlying tract maps.

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

The off-site rights-of-way required for said access road(s)

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50. Prior To Map Recordation

Transportation

050 - Transportation. 12      0050-Transportation-MAP - OFF-SITE INFO (cont.)      Not Satisfied  
shall be accepted to vest title in the name of the public  
if not already accepted.

050 - Transportation. 13      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. 14      0050-Transportation-MAP - SP229A1/CETAP CORRIDOR      Not Satisfied  
Cajalco Road has been identified by the Riverside County  
Transportation Commission as the locally preferred route  
for the east-west, Hemet to Corona/Lake Elsinore CETAP  
Corridor. The Specific Plan shall be designed to set aside  
a 134 foot right-of-way for Cajalco Road, and an additional  
86 foot area (to be deeded to the County) north of the 134  
foot right-of-way to be designated for future public use.

The street improvements to be constructed within the  
right-of-way shall be as determined by the Transportation  
Department in consultation with RCTC and Caltrans.  
Right-of-way and street improvements on Cajalco Road are  
eligible for consideration for TUMF fee credits, since  
Cajalco Road is a TUMF designated facility.

050 - Transportation. 15      0050-Transportation-MAP - SP229A1/PERMITS      Not Satisfied  
Prior to the construction of any improvements to Cajalco  
Road or the recordation of any maps setting an alignment,  
the applicant shall obtain and provide copies of all  
necessary permits from the appropriate Resource Agencies  
indicating that permits have been issued for the  
construction of Cajalco Road as designed by the applicant.

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



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50. Prior To Map Recordation

Transportation

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

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

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

050 - Transportation. 17      0050-Transportation-MAP - STREET NAME SIGN      Not Satisfied

The land divider shall install street name sign(s) in  
accordance with County Standard No. 816 as directed by the  
Transportation Department.

050 - Transportation. 18      0050-Transportation-MAP - STREET SWEEPING      Not Satisfied

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

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

A separate streetlight plan is required for this project.

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

050 - Transportation. 20      0050-Transportation-MAP - STRIPING PLAN      Not Satisfied

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

050 - Transportation. 21      0050-Transportation-MAP - TS/DESIGN      Not Satisfied

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

Carpinus Drive (Starglow Drive) (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Alexander Street (NS) at:

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50. Prior To Map Recordation

Transportation

050 - Transportation. 21      0050-Transportation-MAP - TS/DESIGN (cont.)      Not Satisfied

Cajalco Road (EW)  
With no fee credit eligibility

Smith/Harley John Road (NS) at:  
Cajalco Road (EW)  
With fee credit eligibility

Traffic Signal Interconnect shall be provided as approved  
by the Transportation Department.

or as approved by the Transportation Department

Installation of the signal (s) shall be per 90.TRANS.6

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

The intersection of Carpinus Drive/Starglow Drive (NS) and  
Cajalco Road (EW) shall be improved to provide the  
following geometrics:

Northbound: One left-turn lane and one shared  
through/right-turn lane

Southbound: N/A

Eastbound: One left-turn lane, one through lane, and one  
right-turn lane

Westbound: One left-turn lane and one through lane

The intersection of Alexander Street (NS) and Cajalco Road  
(EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and one through lane

Southbound: One left-turn lane and one through lane

Eastbound: One left-turn lane and two through lanes

Westbound: One left-turn lane and two through lanes

The intersection of Smith/Harley John Road (NS) and Cajalco  
Road (EW) shall be improved to provide the following  
geometrics:

Northbound: One shared left-turn/through/right-turn lane

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50. Prior To Map Recordation

Transportation

050 - Transportation. 22 0050-Transportation-MAP - TS/GEOMETRICS (cont.)

Not Satisfied

Southbound: One shared left-turn/through/right-turn lane

Eastbound: One left-turn lane, one through lane, and one right-turn lane

Westbound: One left-turn lane and one through lane

The intersection of Clark Street (NS) and Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and one through lane

Southbound: One left-turn lane and one through lane

Eastbound: One left-turn lane and two through lanes

Westbound: One left-turn lane and two through lanes

The intersection of Rider Road (EW) and Carpinus Drive/Starglow Drive (NS) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One left-turn lane and one right-turn lane

Eastbound: One left-turn lane and one through lane

Westbound: One left-turn lane and one through lane

The intersection of Rider Road (EW) and "LL" Street/Rider Road (NS) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One left-turn lane and one through lane

Eastbound: N/A

Westbound: One left-turn lane and one right-turn lane

or as approved by the Transportation Department.

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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 22      0050-Transportation-MAP - TS/GEOMETRICS (cont.)      Not Satisfied

050 - Transportation. 23      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. 24      0050-Transportation-MAP - VACATION      Not Satisfied

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Rider Road. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced 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.

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Starglow Drive. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced 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.

050 - Transportation. 25      0050-Transportation-MAP-PARKWAY TREES/INTER.STREE      Not Satisfied

Plan: TR31607E03

Parcel: 321140019

50. Prior To Map Recordation

Transportation

050 - Transportation. 25      0050-Transportation-MAP-PARKWAY TREES/INTER.STREE      Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Parkway trees shall be installed in the interior streets within the subdivision. Landscape plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. Parkway tree maintenance shall be annexed to Lighting and Landscaping Maintenance District, landscaping plans shall depict ONLY such parkway trees as are to be placed within the public road rights-of-way.

050 - Transportation. 26      EOT2 - FINAL ACCESS AND MAINT      Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.  
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1      0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP      Not Satisfied

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

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP (cont.)                      Not Satisfied

Division for review and approval prior to issuance of a grading permit.

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

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

060 - BS-Grade. 2                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP                      Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

060 - BS-Grade. 3                      0060-BS-Grade-MAP-G2.1 GRADING BONDS                      Not Satisfied

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

060 - BS-Grade. 4                      0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS                      Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4                      0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS (cont.)                      Not Satisfied  
and all proposed or required easements and/or permissions  
necessary to perform the grading herein proposed.

060 - BS-Grade. 5                      0060-BS-Grade-MAP-G2.2 IMPORT / EXPORT                      Not Satisfied

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

060 - BS-Grade. 6                      0060-BS-Grade-MAP-G2.3SLOPE EROS CL PLAN                      Not Satisfied

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

060 - BS-Grade. 7                      0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS                      Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 8                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100                      Not Satisfied

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

Additionally, the Building and Safety Department's conditional approval of this application includes an

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 8                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 (cont.)                      Not Satisfied

expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

060 - BS-Grade. 9                      EOT2 - REQ BMP SWPPP WQMP                      Not Satisfied

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

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

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

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

Fire

060 - Fire. 1                              0060-Fire-MAP-#004 FUEL MODIFICATION                              Not Satisfied

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

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

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



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60. Prior To Grading Permit Issuance

Fire

060 - Fire. 1                      0060-Fire-MAP-#004 FUEL MODIFICATION (cont.)                      Not Satisfied

Flood

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

Tract 31607 is located within the limits of the Lake Mathews 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 BMP - FILTRATION                      Not Satisfied

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

060 - Flood. 3                      0060-Flood-MAP CAJALCO CREEK WETLANDS                      Not Satisfied

The Cajalco Creek Wetlands per the Lake Mathews Area Drainage Plan shall be constructed prior to the issuance of grading permits or recordation for this tract per the conditions of approval for Specific Plan 229 A1 for Planning Area 9.

060 - Flood. 4                      0060-Flood-MAP CONSTRUCT OFFSITE FAC.                      Not Satisfied

The flood protection for this project is dependant on facilities proposed by neighboring tentative maps. Therefore, plans for the necessary offsite facilities shall be approved and bonded prior to issuance of grading.

060 - Flood. 5                      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.

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 5                      0060-Flood-MAP EROS CNTRL AFTER RGH GRAD (cont.)                      Not Satisfied

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

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

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

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

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

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

Planning

060 - Planning. 1                      0060-Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to issuance of grading permits, the Planning

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

060 - Planning. 2                      0060-Planning-MAP - GNATCTCHER CLEARNCE                      Not Satisfied

The land divider/permit holder shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by the California Gnatcatcher (*Poliioptila californica californica*). Said approval shall be obtained through the initiation of a consultation with the United States Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act of 1973; approval by the Secretary of the Interior of a 10(a) Permit pursuant to Section 10 of the Endangered Species Act of 1973; or participation in the Natural Community

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      0060-Planning-MAP - GNATCTCHER CLEARNCE (cont.)                      Not Satisfied  
Conservation Planning program established by the State of California. A copy of the approval shall be submitted to the County Planning Department for review and clearance.

060 - Planning. 3                      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 ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 4                      0060-Planning-MAP - PECHANGA CLEARANCE                      Not Satisfied  
A clearance letter from the Pechanga Band shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated November 28, 2005, summarized as follows:

1. Prior to the issuance of grading permits, the Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luiseno Indians. The Agreement shall contain provisions for the treatment of cultural and Native American human remains. It shall also contain provisions for tribal monitoring of all grading and ground-disturbing work, to be compensated by developer.
2. Tribal monitors from the Pechanga Band of Luiseno Indians shall be allowed to monitor all grading, excavation and ground breaking activities, including further archaeological surveys and testing. Tribal monitors will have the authority to stop and redirect grading activities in the event significant resources are discovered.
3. A qualified archaeological monitor will be present during all ground disturbing activities, and will have the authority to stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in consultation with the Pechanga Band of Luiseno Indians and their designated Tribal monitors.
4. The land owner agrees to relinquish ownership of all cultural resources, including all Luiseno sacred items, burial goods and all archaeological artifacts that are found on the Project area to the Pechanga Band of Luiseno Indians for proper treatment and disposition.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4                      0060-Planning-MAP - PECHANGA CLEARANCE (cont.)                      Not Satisfied

5. Prior to start of grading operations and throughout the grading process as necessary, the Developer agrees to discuss appropriate grading and ground-disturbing methods at locations with significant cultural resources, with the Pechanga Band. At the Pechanga Band's request, the Developer agrees to perform controlled excavation in areas where significant cultural resources are located, including, but not limited to, changing the size of the grade cut, slowing the grading process, utilizing alternative grading equipment, allowing additional time to recover materials, and limited controlled archaeological investigations in and immediately around the new significant finds or cultural resources.

060 - Planning. 5                      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 56.5 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 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. 6                      0060-Planning-MAP - TRAILS PLAN                      Not Satisfied

Prior to the issuance of any grading permit, the applicant shall submit a trails plan to the Riverside County Parks and Open Space District for review and approval. This trails plan shall show the trail(s) as follows:

A 10' Community Trail within a 30' Landscape / Trail easement located at the rear of lots 773-778, expanding to 14' and continuing across the northerly boundary of lots 78, 72, 63 and northerly of "H" Street, and following the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6                      0060-Planning-MAP - TRAILS PLAN (cont.)                      Not Satisfied  
northerly boundary of lot 24 to Starglow Drive. The  
Community Trail (14') will continue along Starglow Drive  
southerly to Rider Road.

The trail shall be outside of the road right-of-way. The  
trails plan shall show the trail with topography, grading,  
cross sections, signage program, and plans for all street  
crossing and under crossings.

060 - Planning. 7                      0060-Planning-MAP/USE - BURROWING OWL SURVEY                      Not Satisfied

Thirty (30) days prior to the issuance of a grading permit,  
a qualified biologist shall survey for burrowing owls. A  
written report, prepared by a qualified biologist, with  
the results of the survey shall be submitted to the  
Planning Department for review and implementation. If the  
report concludes that there are no burrowing owls present  
on the subject property, this condition will be cleared.  
If the report concludes that there are owls present on the  
subject property, a plan for the active relocation to a  
site under conservation shall be prepared and submitted for  
review and approval by the County's Ecological Resources  
Specialist. Passive relocation is not acceptable. Once a  
qualified biologist has certified the owl(s) have been  
relocated, this condition shall be cleared.

060 - Planning. 8                      0060-Planning-SP - ACOE CLEARANCE                      Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant  
shall obtain written notification to the County Planning  
Department that the alteration of any watercourse or  
wetland, located either on-site or on any required off-site  
improvement areas, complies with the U.S. Army Corps of  
Engineers Nationwide Permit Conditions, or obtain a permit  
under Section 404 of the Clean Water Act should any grading  
or construction be proposed within or along the banks of  
any natural watercourse or wetland. Copies of any agreement  
shall be submitted with the notification.

060 - Planning. 9                      0060-Planning-SP - ARCHAEO M/M PROGRAM                      Not Satisfied

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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 9                      0060-Planning-SP - ARCHAEO M/M PROGRAM (cont.)                      Not Satisfied  
monitoring procedures required prior to grading permits as described in the EIR are substantially complied with.

060 - Planning. 10                      0060-Planning-SP - CILS                      Not Satisfied  
Prior to the issuance of a grading permit, the developer shall enter into a monitoring and treatment agreement with the Pechanga Band of Luiseno Indians. The agreement shall contain provisions for treatment of cultural resources and Native American human remains. It shall also contain provisions for tribal monitoring of all grading and ground-disturbing work, to be compensated by the developer.

060 - Planning. 11                      0060-Planning-SP - FISH AND GAME CLEARANCE                      Not Satisfied  
PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification.

060 - Planning. 12                      0060-Planning-SP - GENERIC M/M PROGRAM                      Not Satisfied  
PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for \_\_\_ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

060 - Planning. 13                      0060-Planning-SP - PALEO M/M PROGRAM                      Not Satisfied  
PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 13                      0060-Planning-SP - PALEO M/M PROGRAM (cont.)                      Not Satisfied

Planning-EPD

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

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

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

Regional Parks and Open Space

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

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval, as well as the Planning Department for review of impacts to known archaeological sites. This trails plan shall show the trail(s) as follows:

A 10' Community Trail located on the west side of Carpinus Drive from Rider Road to the northern property line. The trail shall be outside of the road right-of-way. The trails plan shall show the trail with topography, grading, cross sections, signage program, and plans for all street crossings and under crossings.

Transportation

060 - Transportation. 1                      0060-Transportation-EOT1 - FINAL WQMP FOR GRADING                      Not Satisfied





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80. Prior To Building Permit Issuance

Fire

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

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

080 - Fire. 2                                      0080-Fire-MAP-#50C-TRACT WATER VERIFICA                                      Not Satisfied

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

Approved water plans must be a the job site.

Flood

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

Tract 31607 is located within the limits of the Lake Mathews 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 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.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      0080-Planning- COMMON AREA PLANS                      Not Satisfied

Design plans for the common areas specifying the location and extent of landscaping and irrigation systems as specified in Riverside County Ordinance No. 348, Section 18.12, and Sections 19.300 through 19.304, and circulation (vehicular, pedestrian, equestrian and/or bicycle) shall be submitted during the review process for development applications, which incorporate common areas. Additionally, all proposed structures shall be shown on said plans. A land division filed for the purposes of phasing or financing shall not be considered an implementing development application.

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 - ENTRY MONUMENT PLOT PLAN                      Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).
4. There shall a primary and secondary project entry within Planning Area No. 9. The Primary project entry will be located at the Cajalco Road access and the secondary entry monument will be located at the Rider Road access as

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Planning

080 - Planning. 3                      0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN (cor    Not Satisfied  
shown within the Boulder Springs Specific Plan No. 229  
Amendment No. 1, Figure 16 (Primary Project Entry and  
Secondary Project Entry) and illustrated in exhibit 1  
(Primary Monument) and exhibit 2 (Secondary Monument).

NOTE: The requirements of this plot plan may be  
ENTRY MONUMENT and GATES PLAN condition of approval shall be

080 - Planning. 4                      0080-Planning-MAP - FEE BALANCE                      Not Satisfied  
Prior to issuance of building permits, the Planning  
Department shall determine if the deposit based fees are  
in a negative balance. If so, any outstanding fees shall be  
paid by the applicant/developer.

080 - Planning. 5                      0080-Planning-MAP - FINAL SITE 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 Guidelines for  
Riverside County.

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

The plot plan shall contain the following elements:

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5                      0080-Planning-MAP - FINAL SITE PLAN (cont.)                      Not Satisfied

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.

8. The Final Site Plan shall be in compliance with the Boulder Springs Specific Plan Amendment No. 1.

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

080 - Planning. 6                      0080-Planning-MAP - FRONT YARD LANDSCAPING                      Not Satisfied

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7

0080-Planning-MAP - LANDSCAPE PLOT PLAN

Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

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

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

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80. Prior To Building Permit Issuance

Planning

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

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

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

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

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

NOTES:

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

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

080 - Planning. 8                      0080-Planning-MAP - MEET SP PHASE CONDITIONS                      Not Satisfied

Prior to the issuance of the first building permit for construction of any use contemplated by Specific Plan No. 229A1, the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied for the specific plan phase of development in question.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8                      0080-Planning-MAP - MEET SP PHASE CONDITIONS (cont.    Not Satisfied

080 - Planning. 9                      0080-Planning-MAP - MODEL HOME COMPLEX                      Not Satisfied

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

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

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 10                      0080-Planning-MAP - SCHOOL MITIGATION                      Not Satisfied

Impacts to the Val Verde School District shall be mitigated in accordance with California State law.

080 - Planning. 11                      0080-Planning-MAP - SUBMIT BUILDING PLANS                      Not Satisfied

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

080 - Planning. 12                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 13                      0080-Planning-MAP - Walls/Fencing Plans                      Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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

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

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

D. 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.

E. Side yard gates are required on one side of front yard,



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80. Prior To Building Permit Issuance

Planning

080 - Planning. 13                      0080-Planning-MAP - Walls/Fencing Plans (cont.)                      Not Satisfied

and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. 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.

080 - Planning. 14                      0080-Planning-SP - POST GRADING REPORT                      Not Satisfied

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with.

Transportation

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1            0080-Transportation-EOT1 -WQMP AND MAINTENANCE            Not Satisfied

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

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

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

080 - Transportation. 2            0080-Transportation-MAP - GARAGE DOOR 1            Not Satisfied

Garage door setbacks for all residential zones shall be 20 feet for roll up doors, measured from the street right-of-way to the face of garage. If conventional swing out doors are used, an additional 4 feet will be required. Side entry garages shall comply with minimum building setback requirements.

080 - Transportation. 3            EOT2 - WQMP AND MAINTENANCE            Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1            0090-BS-Grade-EOT1 - WQMP REQUIRED            Not Satisfied

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

1. Obtain inspection of all treatment control BMPs and/or

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-EOT1 - WQMP REQUIRED (cont.)                      Not Satisfied

clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

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

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

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

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

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

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

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

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

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 4                      EOT2 - WQMP REQUIRED                      Not Satisfied

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

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

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

Flood

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

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's 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 OFFSITE FACILITIES                      Not Satisfied

No occupancy permits shall be issued until the necessary offsite drainage facilities are functional.

Planning

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI (cont.)                      Not Satisfied

The land divider/permit holder shall construct a six (6) foot high themed decorative block wall along the perimeter of the tract. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2                      0090-Planning-MAP - FENCING COMPLIANCE                      Not Satisfied

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

090 - Planning. 3                      0090-Planning-MAP - LANDSCAPING COMPLIANCE                      Not Satisfied

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

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 Assessment No. 39157.

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

090 - Planning. 5                      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 County of Riverside Economic Development Agency (EDA) for CSA No. 152.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5                      0090-Planning-MAP - QUIMBY FEES (2) (cont.)                      Not Satisfied

090 - Planning. 6                      0090-Planning-MAP - SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 56.5 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. 7                      0090-Planning-MAP- ROLL-UP GARAGE DOORS                      Not Satisfied  
All residences shall have automatic roll-up garage doors.

Planning-EPD

090 - Planning-EPD. 1                      0090-Planning-EPD-MAP - DBESP                      Not Satisfied

THE APPLICANT SHALL PROVIDE DOCUMENTATION PRIOR TO BUILDING FINAL INSPECTION SUCH THAT THE MITIGATION DESCRIBED IN THE DETERMINATION OF BIOLOGICALLY EQUIVALENT OR SUPERIOR PRESERVATION REPORT PROVIDED IN THE MSHCP CONSISTENCY DOCUMENTATION FOR THE IMPACT AREA ONSITE WAS ACHIEVED TO THE SATISFACTION OF THE ENVIRONMENTAL PROGRAMS DEPARTMENT.

THE TOTAL PROJECT MITIGATION RATIO IS IDENTIFIED AS 2.4:1 FOR THE IMPACTED AREAS. A TOTAL OF 7.49 ACRES OF WETLAND/RIPARIAN/RIVERINE HABITAT WILL NEED TO BE PROVIDED PRIOR TO FINAL INSPECTION.

DOCUMENTATION SHALL INCLUDE MAPS OF IMPACTED AREAS, PHOTOGRAPHS, AND CORRESPONDENCE WITH STATE AND FEDERAL WILDLIFE AGENCIES INDICATING COMPLIANCE WITH THE APPROVED

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90. Prior to Building Final Inspection

Planning-EPD

090 - Planning-EPD. 1            0090-Planning-EPD-MAP - DBESP (cont.)            Not Satisfied  
MITIGATION PLAN.

TR31607, TR31608, TR31609, TR31610, TR31611 AND TR31612 ARE  
CONDITIONED ACCORDINGLY, SATISFYING THIS CONDITION FOR ANY  
ONE OF THE ABOVEMENTIONED TRACTS SATISFIES ALL REMAINING  
ASSOCIATED TRACTS TO BE SET TO MET.

Transportation

090 - Transportation. 1            0090-Transportation-EOT1 - WQMP COMP AND BNS REG            Not Satisfied

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

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

090 - Transportation. 2            0090-Transportation-MAP - 80% COMPLETION            Not Satisfied

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- 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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2            0090-Transportation-MAP - 80% COMPLETION (cont.)            Not Satisfied

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. 3            0090-Transportation-MAP - STREET LIGHTS 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 - STREET SWEEPING            Not Satisfied

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

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

Prior to the final building inspection of the first dwelling unit, the following traffic signal(s) shall be installed and operational:

Carpinus Drive (Starglow Drive) (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Alexander Street (NS) at:



Plan: TR31607E03

Parcel: 321140019

90. Prior to Building Final Inspection

Transportation

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

Cajalco Road (EW)  
With no fee credit eligibility

Smith/Harley John Road (NS) at:  
Cajalco Road (EW)  
With fee credit eligibility

or as approved by the Transportation Department

Traffic Signal Interconnect shall be provided as approved  
by the Transportation Department.

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

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

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

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

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

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

090 - Transportation. 8            EOT2 - WQMP COMP AND BNS REG            Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials  
regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location  
of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established.  
Additionally, the applicant will be required to register BMPs with the Transportation Department's  
Business Registration Division.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition

08/30/22  
08:35

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 51

Plan: TR31607E03

Parcel: 321140019

90. Prior to Building Final Inspection

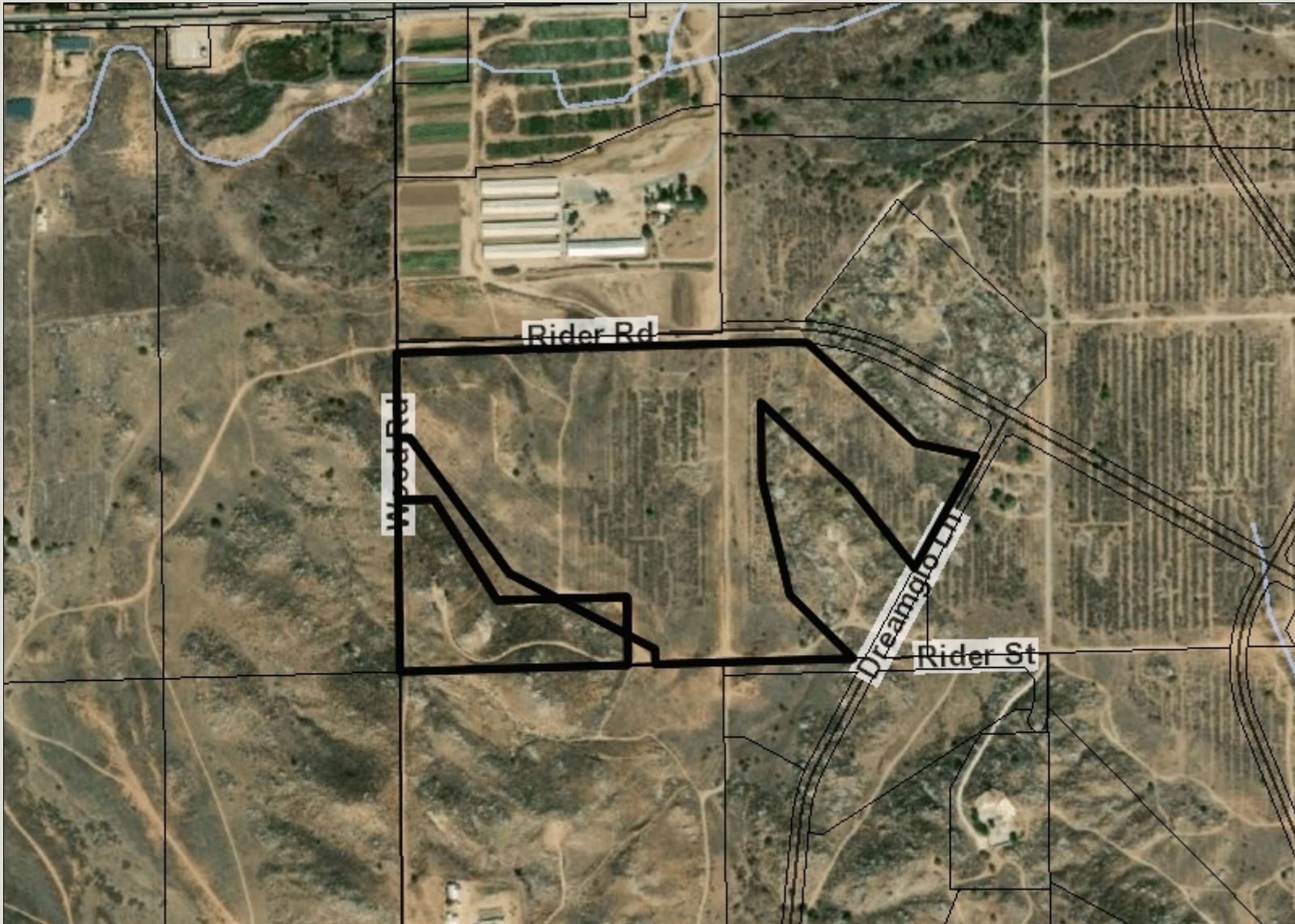
Transportation

090 - Transportation. 8 EOT2 - WQMP COMP AND BNS REG (cont.)  
issued by this department)

Not Satisfied

# TR31608E03

## Vicinity Map



### Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- ▨ City Areas



**\*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.

### Notes



# TENTATIVE TRACT No. 31608

## AMENDED

### COUNTY OF RIVERSIDE

**OWNER**  
BOULDER SPRINGS VENTURES, LLC  
5023 NORTH PARKWAY CALABASAS  
CALABASAS, CA 91302  
PHONE: (818) 876-9500  
FAX: (818) 876-9789  
PROJECT MANAGER: CHRISTOPHER BUELY

**APPLICANT**  
BOULDER SPRINGS LAND COMPANY  
5023 NORTH PARKWAY CALABASAS  
CALABASAS, CA 91302  
PHONE: (818) 876-9500  
FAX: (818) 876-9789  
PROJECT MANAGER: CHRISTOPHER BUELY

**DATE PREPARED**  
MAY, 2005

**ENGINEER**  
K & A ENGINEERING, INC.  
357 N. SHERIDAN STREET, SUITE 117  
CORONA, CA 92880  
PHONE: (951) 279-1800  
PROJECT MANAGER: DON BERON, P.E.

**CONTIGUOUS OWNERSHIP STATEMENT**  
OWNER CURRENTLY OWNS ADJOINING LOT 9, OF TRACT 2336

**UTILITIES AND SERVICES**

**AGENCY SERVING THE AREA**

**FACILITIES**

**ELECTRIC:** SOUTHERN CALIFORNIA EDISON  
**GAS:** THE GAS CO.  
**TELEPHONE:** GENERAL TELEPHONE  
**CABLE TV:** NONE  
**WATER:** WESTERN MUNICIPAL WATER DISTRICT  
**SEWER:** WESTERN MUNICIPAL WATER DISTRICT  
**SCHOOL DIST:** VAL VERDE UNIFIED SCHOOL DISTRICT

**LEGAL DESCRIPTION**  
A PORTION OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE, AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF LOTS 13 AND 17 OF TRACT NO. 2336, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 239, PAGES 71 THROUGH 84 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PROPERTY LOCATION**  
SOUTH OF CAJALCO ROAD, BETWEEN LAKE MATHEWS AND THE ESCONDO FRY-1-215.

**ASSESSOR'S PARCEL NUMBER**  
321-140-023, 321-140-024, 321-140-031 AND 321-032

**SECTIONS, TOWNSHIPS AND RANGES**  
A PORTION OF SECTION 8, T4S, R4W.

**THOMAS BROTHERS MAP**  
RIVERSIDE COUNTY (2005) PAGE 776, D-3, D-4, E-3 AND E-4.

**PROPERTY ACREAGE**  
44.8 ACRES (NET AND GROSS)

**ESTHETIC QUANTITY ESTIMATE**  
257,830 C.Y. CUT  
426,273 C.Y. FILL  
THIS MAP TO BE GRADED CONCURRENTLY WITH ADJOINING TENTATIVE TRACT MAPS 31607, 31609, 31610, 31611 AND 31612 FOR ON-SITE BALANCE WITHIN S.P. 229 (BOULDER SPRINGS-SOUTH).

**EXISTING GENERAL PLAN DESIGNATIONS**  
2 DU/AC DEVELOPMENTAL UNITS PER ACRE LAKE MATHEWS COMMUNITY PLAN

**SPECIFIC PLAN**  
SP 229 - AMENDMENT NO. 1 ADOPTED MAY 03, 2004 - PLANNING AREA 9

**PRESENT USE**  
VACANT LAND

**PROPOSED USE**

RESIDENTIAL COMMUNITY LOT SUMMARY FOR SP229 A1, P49  
87 RESIDENTIAL LOTS, T.M. 31607 = 78  
2 OPEN SPACE LOTS, T.M. 31608 = 67  
T.M. 31609 = 72  
TOTAL PROPOSED: 217  
TOTAL PER SP-224

**EXISTING & PROPOSED ZONING**  
SP 229 - AMENDMENT NO. 1 - PLANNING AREA 9

**PROPOSED IMPROVEMENT SCHEDULE**  
SCHEDULE "B"

**PROPOSED STORM DRAINS**  
PROPOSED STORM DRAIN SYSTEMS SHALL BE MAINTAINED BY P.O.T.O. OR R.O.F.C. & W.C.D.

**WELLS**  
THERE ARE NO KNOWN EXISTING WELLS ON SITE OR WITHIN 200 FEET OF PROPERTY

**FLOOD PLAN**  
PROJECT SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD THERE ARE NO FEMA MAPPED FLOOD PLANS OR FLOOD WAYS ON THE PROJECT SITE FIRM-PANEL NO. 060245-1410B, NOV. 20, 1996 SHOWS SITE AS ZONE "X" THERE ARE NO OPEN CHANNELS - EXISTING OR PROPOSED WITHIN PROJECT SITE

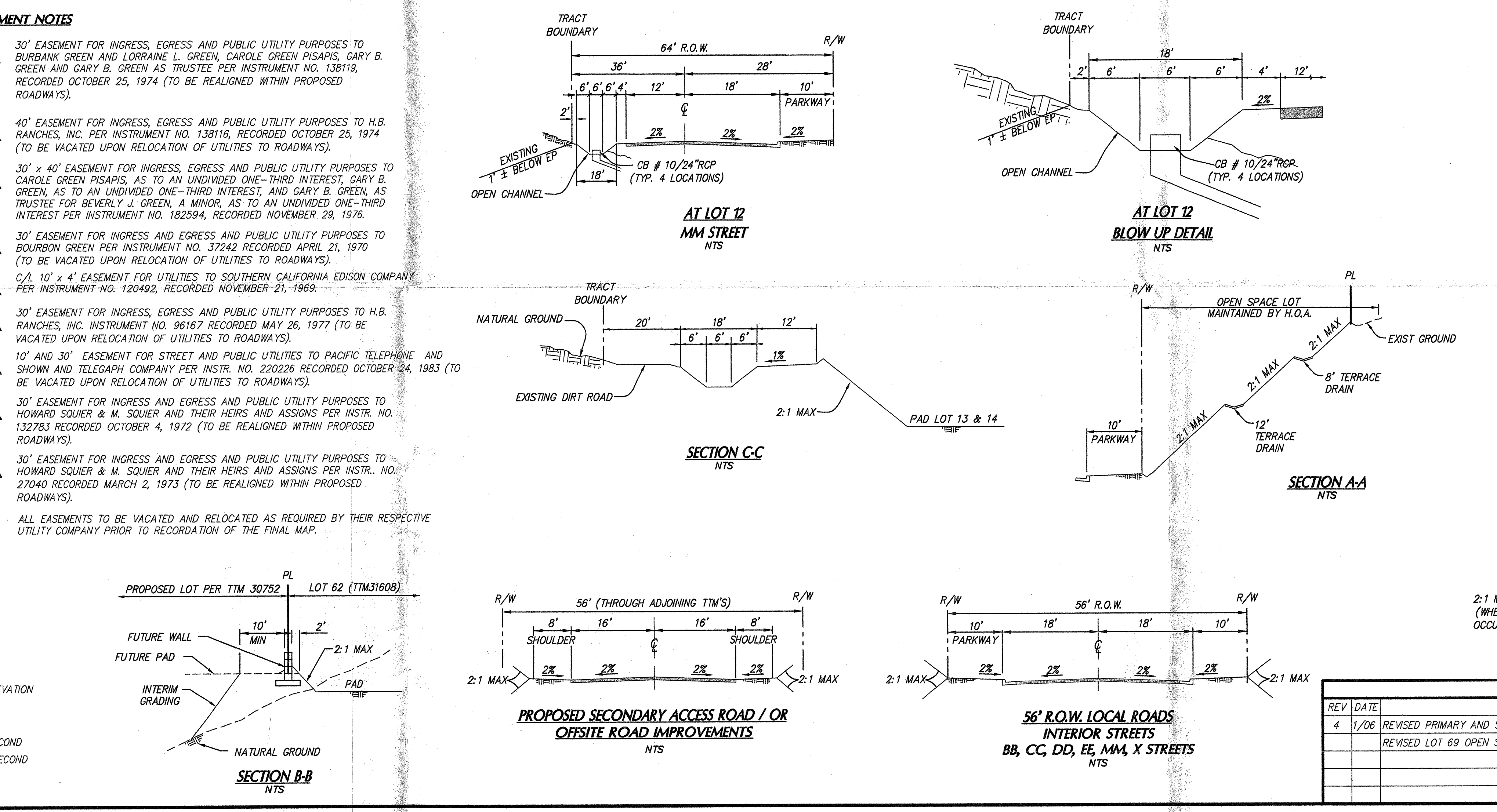
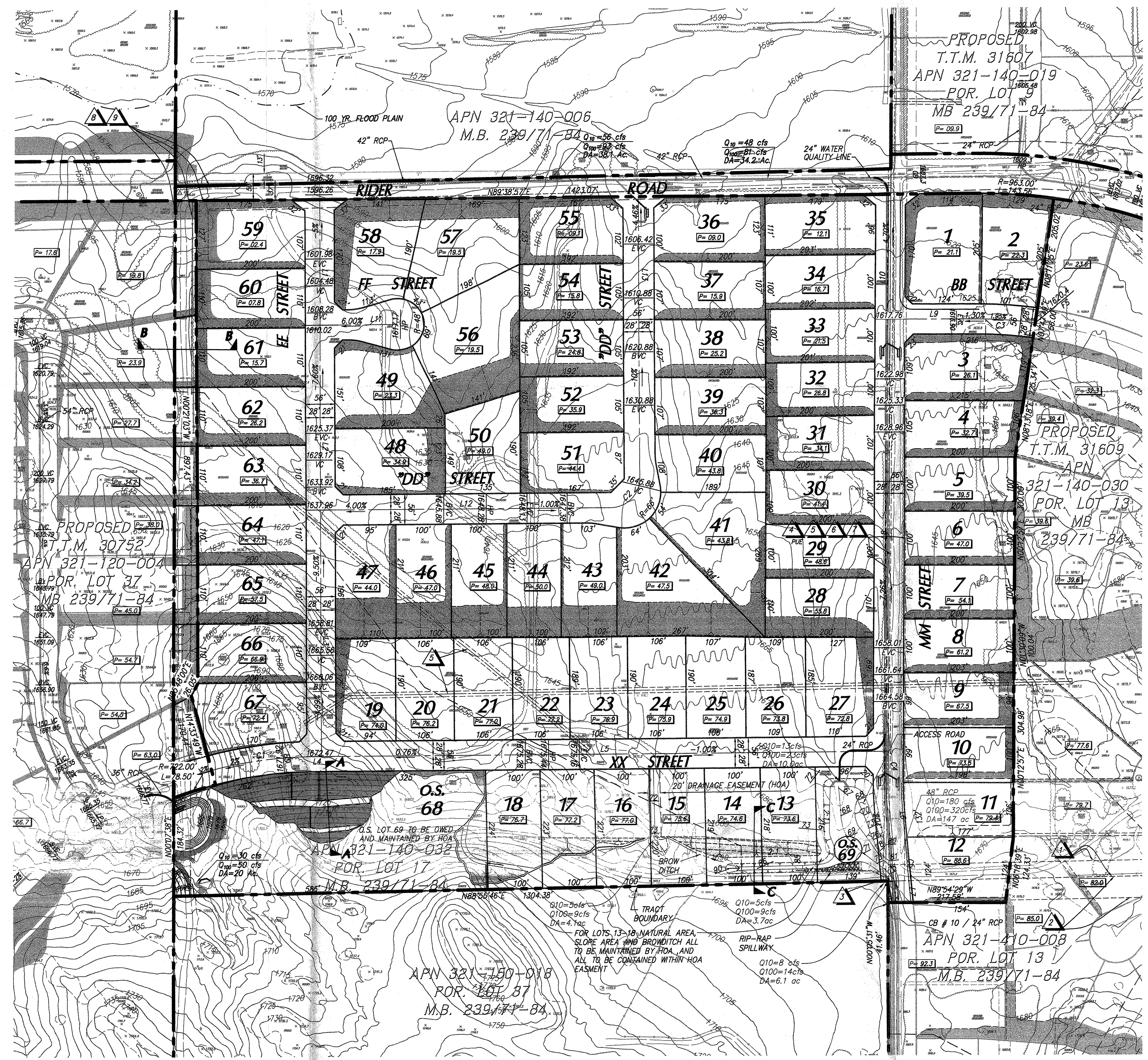
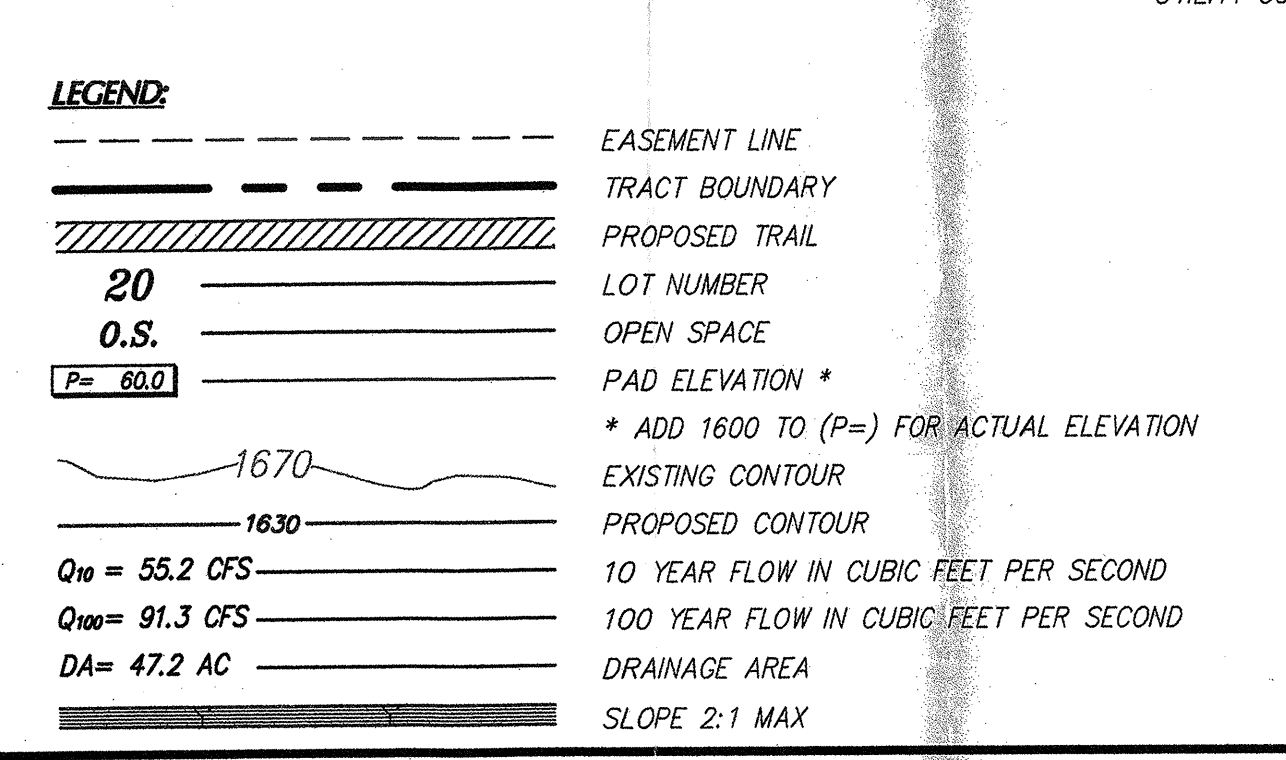
**GEOLOGIC HAZARD NOTE**  
PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS PROJECT IS NOT IN A SPECIAL STUDIES ZONE

**COMMUNITY SERVICES DISTRICT**  
PROJECT SITE IS WITHIN RSA 48.3  
PROJECT SITE IS WITHIN CSA 117

**RIGHTS-OF-WAY**  
EXISTING RIGHT-OF-WAY: RIDER ROAD (74') IS FULLY DEDICATED.  
ALL INTERSECTIONS ARE AT 90° UNLESS OTHERWISE INDICATED.

**NPDES NOTE**  
THE FINAL DESIGN OF THIS PROJECT WILL CONSIDER AND COMPLY WITH NPDES SUPPLEMENT "A" ALL WASTEWATER FLOW AND FIRST FLUSH STORM FLOW WILL BE TREATED WITHIN THE WATER QUALITY BASIN PRIOR TO RELEASING INTO CAJALCO CREEK.

**AERIAL TOPOGRAPHY BY:**  
ARROWHEAD MAPPING CORPORATION  
673 S. COOLEY DR. SUITE 102  
COLTON CA, 92324  
(951) 887-9069  
DATE: SEPT. 2000



**LINE TABLE**

NO.	BEARING	LENGTH
L1	N002°10'31"W	264'
L2	N002°10'31"W	345'
L3	N002°10'31"W	457'
L4	N89°38'57"E	17'
L5	N89°38'57"E	1007'
L6	N10°44'17"W	132'
L7	N000°31'W	42'
L8	N001°2'57"E	804'
L9	N89°47'03"W	162'
L10	N002°12'57"E	1201'
L11	N89°38'57"E	143'
L12	N89°38'57"E	530'
L13	N002°10'31"W	529'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	143°08'54"	750'	190'	95'
C2	90°02'00"	53'	81'	53'
C3	75°04'48"	230'	102'	51'
C4	105°71'4"	300'	57'	29'
C5	103°38'46"	300'	56'	28'

**STREET INTERSECTIONS DISTANCE**

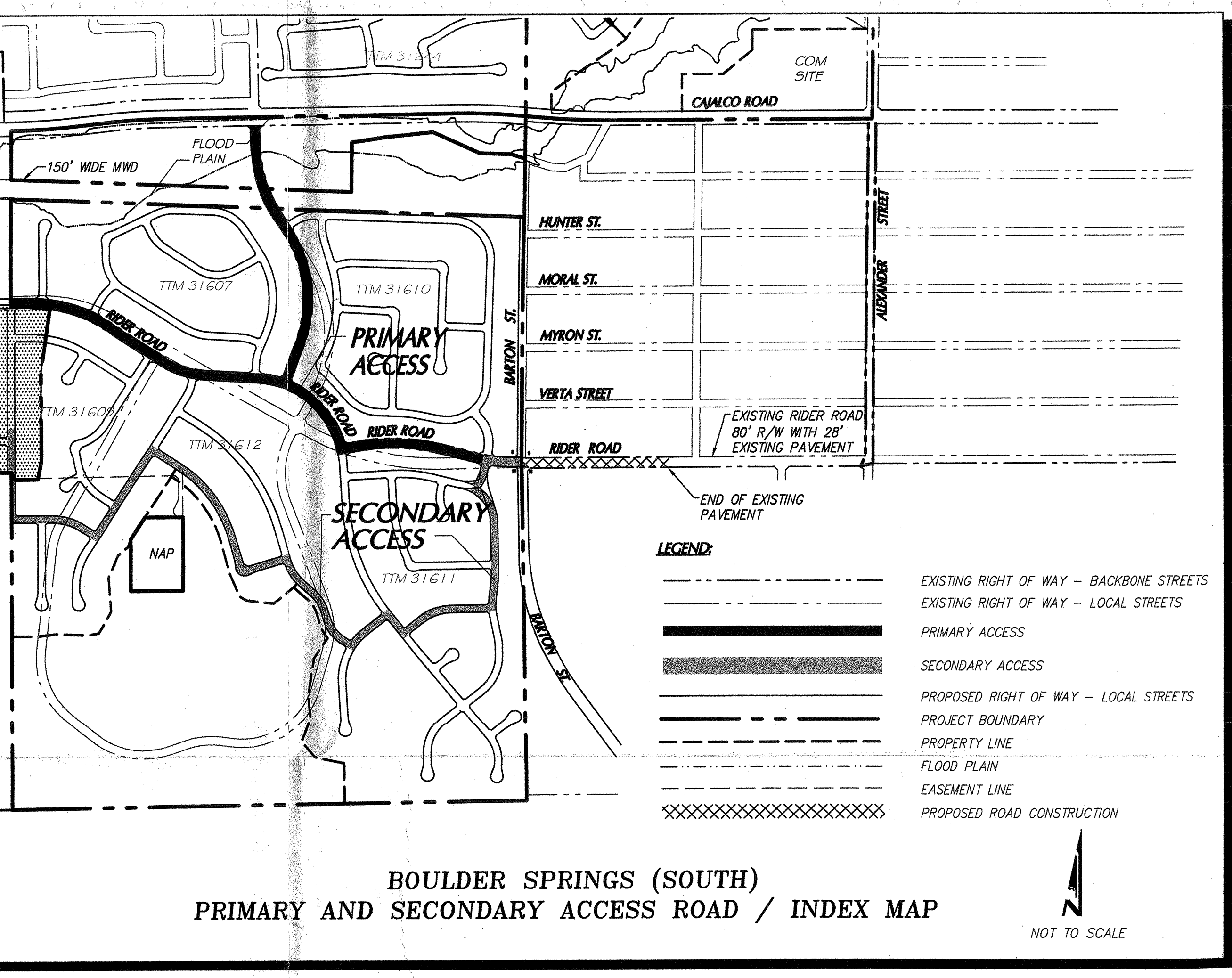
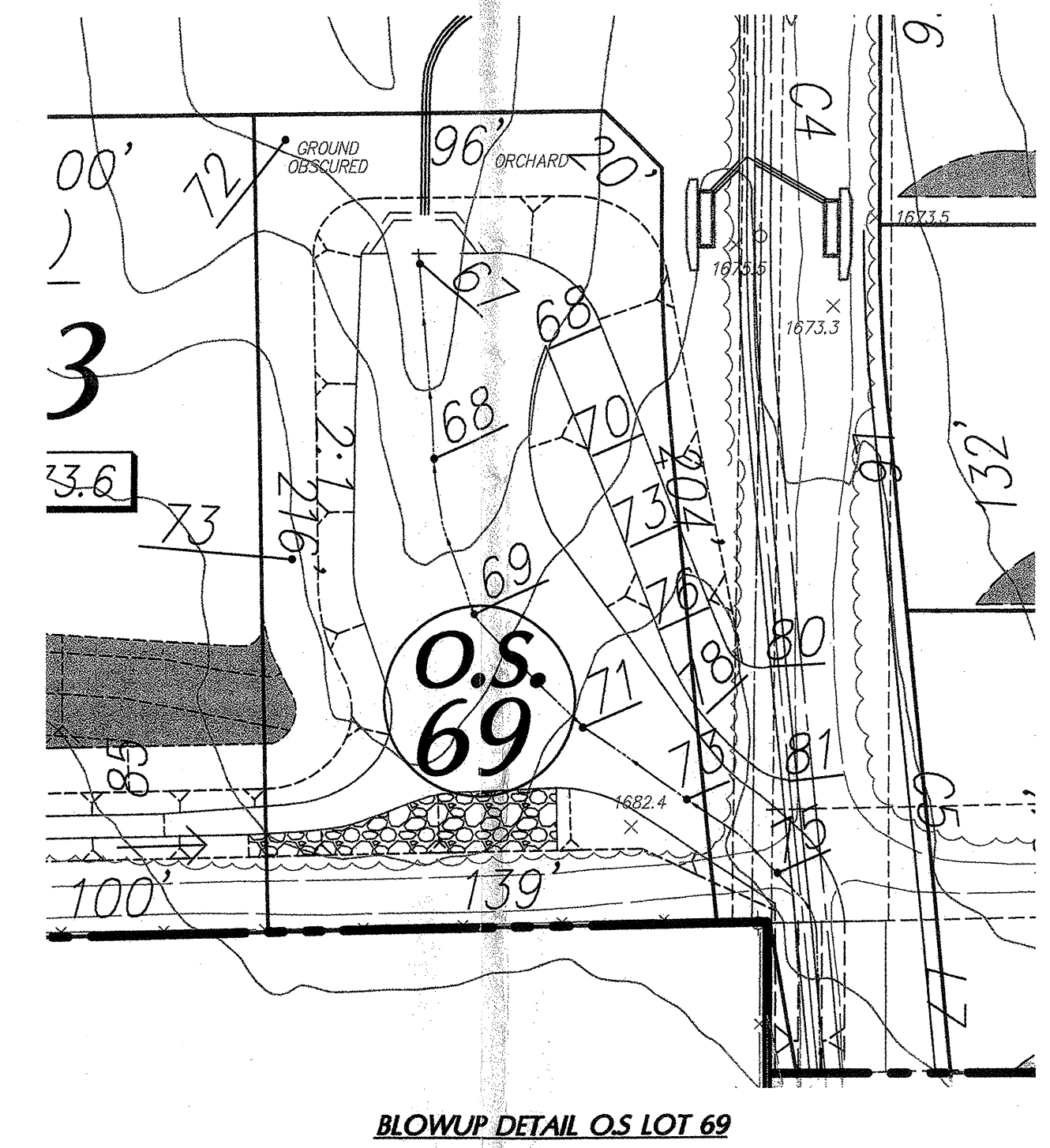
STREET INTERSECTIONS	DISTANCE
XX STREET & WEST TRACT BOUNDARY TO EE & XX ST	206.29'
XX STREET & EE TO XX & MM ST	432.23'
EE & EE STREET TO DD & EE STREET	1032.23'
EE & DD STREET TO RIDER ROAD & DD ST	1168.72'
EE & DD STREET TO FF STREET & EE ST	344.57'
EE STREET & FF ST TO FF STREET & CUL-DE-SAC	142.25'
FF STREET & EE ST TO RIDER ROAD & EE ST	254.00'
EE STREET & RIDER ROAD TO DD & RIDER ROAD	583.80'
DD & RIDER ROAD TO MM STREET & RIDER ROAD	460.38'
RIDER ROAD & MM STREET TO BB STREET & MM ST	282.49'
MM STREET & BB ST TO EAST TRACT BOUNDARY & BB ST	252.56'
XX STREET & MM ST TO BB ST & MM ST	803.57'
SOUTH TRACT BOUNDARY & MM ST TO XX & MM ST	242.17'

**OPEN SPACE LOT**

68	125,877 S.F.
69	22,697 S.F.

**LOT DESCRIPTION**

LOT NO.	OVERALL LOT	PAD AREA	LOT NO.	OVERALL LOT	PAD AREA
1	27,912 S.F.	21,591 S.F.	36	24,096 S.F.	18,257 S.F.
2	23,639 S.F.	19,979 S.F.	37	21,494 S.F.	17,216 S.F.
3	27,586 S.F.	19,772 S.F.	38	21,494 S.F.	16,903 S.F.
4	21,775 S.F.	17,272 S.F.	39	21,488 S.F.	16,207 S.F.
5	20,000 S.F.	16,917 S.F.	40	20,945 S.F.	20,945 S.F.
6	20,000 S.F.	16,846 S.F.	41	32,493 S.F.	27,280 S.F.
7	20,000 S.F.	16,822 S.F.	42	34,832 S.F.	18,814 S.F.
8	20,063 S.F.	17,139 S.F.	43	21,429 S.F.	31,416 S.F.
9	20,097 S.F.	14,869 S.F.	44	21,166 S.F.	15,336 S.F.
10	20,107 S.F.	15,980 S.F.	45	21,143 S.F.	14,256 S.F.
11	20,083 S.F.	15,884 S.F.	46	21,143 S.F.	13,091 S.F.
12	20,071 S.F.	18,576 S.F.	47	23,145 S.F.	13,286 S.F.
13	21,694 S.F.	12,976 S.F.	48	24,427 S.F.	16,709 S.F.
14	21,821 S.F.	12,732 S.F.	49	27,325 S.F.	16,864 S.F.
15	21,947 S.F.	12,177 S.F.	50	22,845 S.F.	22,845 S.F.
16	22,073 S.F.	12,923 S.F.	51	21,260 S.F.	18,724 S.F.
17	22,159 S.F.	12,818 S.F.	52	20,072 S.F.	13,913 S.F.
18	22,376 S.F.	12,573 S.F.	53	20,072 S.F.	15,560 S.F.
19	20,545 S.F.	17,910 S.F.	54	20,072 S.F.	15,846 S.F.
20	20,045 S.F.	20,045 S.F.	55	23,462 S.F.	15,839 S.F.
21	20,045 S.F.	20,045 S.F.	56	35,676 S.F.	25,376 S.F.
22	20,076 S.F.	20,076 S.F.	57	20,076 S.F.	25,734 S.F.
23	20,089 S.F.	20,089 S.F.	58	28,024 S.F.	16,925 S.F.
24	20,045 S.F.	20,045 S.F.	59	25,235 S.F.	16,239 S.F.
25	20,070 S.F.	20,070 S.F.	60	22,000 S.F.	16,046 S.F.
26	20,239 S.F.	20,273 S.F.	61	22,000 S.F.	15,942 S.F.
27	23,075 S.F.	23,028 S.F.	62	22,000 S.F.	17,116 S.F.
28	22,000 S.F.	15,246 S.F.	63	22,000 S.F.	17,671 S.F.
29	20,000 S.F.	16,824 S.F.	64	22,000 S.F.	17,671 S.F.
30	20,000 S.F.	16,235 S.F.	65	22,000 S.F.	16,010 S.F.
31	20,197 S.F.	15,176 S.F.	66	22,000 S.F.	15,469 S.F.
32	20,045 S.F.	15,065 S.F.	67	23,637 S.F.	23,129 S.F.
33	20,149 S.F.	16,631 S.F.			
34	20,247 S.F.	17,951 S.F.			
35	22,528 S.F.	17,676 S.F.			



TR31608 AMD 4  
Dated: 1/24/06  
Planner: K. Tran

APPROVED  
JAN 09 2007  
BY BOARD OF SUPERVISORS

**COUNTY OF RIVERSIDE**  
BOULDER SPRINGS LAND COMPANY  
TENTATIVE TRACT MAP  
No. 31608 - AMENDED  
SCHEDULE "B"

Drawn By: K&A  
Checked By: D.B.  
Scale: 1" = 100'

DWG. NO. SHEET 1 OF 1 SHEETS

**REVISIONS**

REV	DATE	DESCRIPTION	APD
4	1/05	REVISED PRIMARY AND SECONDARY ACCESS ROAD / INDEX MAP	
		REVISED LOT 69 OPEN SPACE - STORM DRAIN INLET	

**ORRORN ENGINEERING**  
LAND PLANNING  
SURVEYING  
357 N. SHERIDAN STREET  
SUITE 117  
CORONA, CALIFORNIA 92880  
TEL: (951) 279-1800  
FAX: (951) 279-4380

**CHALMERS PROFESSIONAL SERVICES**  
No. 29949  
REGISTERED  
CIVIL  
STATE OF CALIFORNIA











## ADVISORY NOTIFICATION DOCUMENT

### Fire

**Fire. 8**    **0010-Fire-SP-#96-ROOFING MATERIAL (cont.)**

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

**Fire. 9**    **0010-Fire-SP-#97-OPEN SPACE**

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

### Flood

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

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

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

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

**Flood. 3**    **0010-Flood-MAP BMP - ENERGY DISSIPATOR**

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

**Flood. 4**    **0010-Flood-MAP BMP - TRASH RACKS**

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

## ADVISORY NOTIFICATION DOCUMENT

### Flood

**Flood. 5**                                      **0010-Flood-MAP CAJALCO CREEK WETLANDS (cont.)**

**Flood. 5**                                      **0010-Flood-MAP CAJALCO CREEK WETLANDS**

The Cajalco Creek Wetlands per the Lake Mathews Area Drainage Plan shall be constructed prior to the issuance of grading permits or recordation for this tract per the conditions of approval for Specific Plan 229 A1 Planning Area 9.

**Flood. 6**                                      **0010-Flood-MAP COORDINATE DRAINAGE DESIGN**

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

**Flood. 7**                                      **0010-Flood-MAP FLOOD HAZARD REPORT**

This is a proposal to subdivide 44.8 acres into residential lots in the Cajalco Creek area. The site is located on the northside of Rider Road approximately 900 feet south of the intersection of Wood Road and Cajalco Road.. This project is within Planning Area 9 of the Boulder Springs Specific Plan (SP 229).

The site is subject to potentially debris laden offsite storm flows from the hills to the south. The southeast portion of the site is subject to breakout flows from a large drainage area to the south. A large portion of these flows are proposed to be collected in a debris basin and storm drain/channel system proposed by adjacent tentative Tract 31609. Since it can not be assured that all these tributary storm flows can be collected without improvements offsite, a debris basin/inlet works is proposed in Open Space Lot 69 to collect these flows. The southern portion of the basin shall be stabilized so that headcutting can not occur.

Approximately 20 acres is tributary to the site's southwest corner. A storm drain inlet within an open space lot is

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### **Flood. 7** **0010-Flood-MAP FLOOD HAZARD REPORT (cont.)**

proposed to collect these flows.

Storm flows tributary to the back of lots at the south boundary of the tract shall be collected using the following criteria: The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street. A splash wall shall be provided on the downstream side of the interceptor drain unless a block wall with a minimum of 3 courses of block is provided at the back property line of the affected lots.

Onsite and offsite storm flows are proposed to be conveyed in a storm drain system to a proposed water quality basin to the west. This basin is located offsite within property currently (February 2006) controlled by the developer of this site. Treated flows from the basin would outlet to Cajalco Creek.

The flood protection of this tract from the south is dependent on a storm drain system proposed with the specific plan. If this tract precedes the construction of the upstream tracts the necessary offsite storm drain system proposed by Tract 31609 shall be constructed to protect this site. Storm drains that do not have debris basins constructed at the upstream collection point shall be designed for a bulked flow-rate of 110 percent. Some temporary drainage facilities may be necessary until the other specific plan tracts are constructed.

The Cajalco Creek Wetlands per the Lake Mathews Area Drainage Plan shall be constructed prior to the issuance of grading permits or recordation for this tract per the conditions of approval for Specific Plan 229 A1 Planning Area 9.

The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current

## ADVISORY NOTIFICATION DOCUMENT

### Flood

**Flood. 7** **0010-Flood-MAP FLOOD HAZARD REPORT (cont.)**

fee for this ADP is \$3815 per acre, the fee due will be based on the fee in effect at the time of payment.

**Flood. 8** **0010-Flood-MAP INLET/OUTLET ACCESS**

Provide vehicular access to the flowline at inlet and outlet for all District maintained facilities. A turnaround shall be provided outside of the nuisance flow area.

**Flood. 9** **0010-Flood-MAP INTERCEPTOR DRAIN CRITERIA**

The criteria for maintenance access of terrace/interceptor is as follows:  
flows between 1-5 cfs shall have a 5-foot wide access road,  
flows between 6-10 cfs shall be a minimum 6-foot rectangular channel.  
Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

**Flood. 10** **0010-Flood-MAP MAJOR FACILITIES**

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

**Flood. 11** **0010-Flood-MAP MAJOR FACILITIES - ADP**

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Lake Mathews Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the

## ADVISORY NOTIFICATION DOCUMENT

### Flood

**Flood. 11** **0010-Flood-MAP MAJOR FACILITIES - ADP (cont.)**

discretion of the District.

**Flood. 12** **0010-Flood-MAP PERP DRAINAGE PATTERNS**

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

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

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

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

**Flood. 14** **0010-Flood-SP FLOOD HAZARD REPORT**

Boulder Springs Specific Plan 229 amendment No.1 proposes to increase permanent open space from 92 acres to 214 acres to preserve the California Gnatcatcher habitat. The planning areas would be reconfigured to maintain the 1,421 dwelling units by reducing minimum lot sizes from 20,000 square feet to 12,000 square feet.

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### **Flood. 14**                                    **0010-Flood-SP FLOOD HAZARD REPORT (cont.)**

This proposed development is located within the limits of the Lake Mathews Master Drainage Plan (MDP). The MDP proposes several water quality basins. These water quality basins shall be constructed prior to any individual development within the Specific Plan tributary to one of these proposed MDP facilities.

The District has reviewed this project and finds the drainage plan included in the report appropriate for flood control. In addition, the District has the following recommendations to protect the public health and safety:

1. The major tributary to Lake Mathews is Cajalco Creek. The District is not contemplating any structural solutions for the Creek. The specific plan proposes Planning Area 6 to be open space all along the Creek. The natural floodplain of Cajalco Creek and its major tributaries shall be mapped and preserved as open space.
  
2. The eastern portions of Planning Areas 2 and 9, Planning Areas 3 and 4, and the western portions of Planning Area 7 and 8 drain into the proposed Master Planned "Cajalco Creek Wetlands". Development within these residential areas shall be responsible for the construction of this facility.
  
3. Planning Area 5 and the eastern portion of Planning Area 3 drain to the proposed "Alexander Street Water Quality Wetland (West)". Proposed development within these areas shall construct the proposed MDP facility.

### General

#### **General. 1**                                    **0100-Planning-SP - Park Construction**

PRIOR TO THE ISSUANCE OF THE 1136th building permit within the SPECIFIC PLAN, the park designated as Planning Area 12 shall be constructed and fully operable.

#### **General. 1**                                    **0100-Planning-SP - Park Construction**

PRIOR TO THE ISSUANCE OF THE 568th building permit within the SPECIFIC PLAN, the park designated as Planning Area 11 shall be constructed and fully operable.

#### **General. 2**                                    **0100-Planning-SP - Park Plans required**

## ADVISORY NOTIFICATION DOCUMENT

### General

#### General. 2

#### 0100-Planning-SP - Park Plans required (cont.)

PRIOR TO THE ISSUANCE OF THE 284th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Riverside County Recreation and Parks District County Service Area No.117 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 11. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 11 and with the requirements of the Riverside County Recreation and Parks District County Service Area 117 or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

#### General. 2

#### 0100-Planning-SP - Park Plans required

PRIOR TO THE ISSUANCE OF THE 852th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Riverside County Recreation and Parks District County Service Area No. 117 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 12. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 12 and with the requirements of the Riverside Recreation and Parks District County Service Area 117 or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

#### General. 3

#### 0100-Regional Parks and Open Space-MAP - TRAILS CONSTRUCTION

The applicant shall arrange for an inspection of the built trail by the Riverside County Park and Open Space District.

### Planning

## **ADVISORY NOTIFICATION DOCUMENT**

### **Planning**

**Planning. 1   0010-Planning-MAP - DESIGN GUIDELINES (cont.)**

**Planning. 1   0010-Planning-MAP - DESIGN GUIDELINES**

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

**Planning. 2   0010-Planning-MAP - FEES FOR REVIEW**

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

**Planning. 3   0010-Planning-MAP - GEO NO. 1561**

County Geologic Report (GEO) No. 1561, submitted for this project (TR31608), was prepared by Neblett & Associates, Inc, and is entitled: "Updated Preliminary Geologic/Geotechnical Study, Boulder Springs South Tentative Tract No. 31608, Mead Valley Area, Riverside County, California," dated August 4, 2005, in addition Neblett & Associates, Inc prepared the following report:

1."Response to County of Riverside Review Comments, County Geologic Report No. 1561 (Geologic), Updated Preliminary Geologic/Geotechnical Study, Boulder Springs South Tentative Tract No. 31608, Mead Valley Area, Riverside County, California," dated January 24, 2006.

GEO No. 1561 concluded:

1.The nearest active fault to the site is the Elsinore Fault Zone located about 16.9 kilometers southwest of the site.

2.The UBC seismic design parameters are presented in Appendix H of the report.

3.The upper alluvium and colluvium may be subject to liquefaction; however, these materials will be removed and replaced as compacted, engineered fill during site grading.



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 3

#### 0010-Planning-MAP - GEO NO. 1561 (cont.)

4. The quartz diorite bedrock underlying the site is not subject to liquefaction.
5. There is a potential rockfall hazard on the site due to the presence of boulders and/or boulder outcrops of quartz diorite bedrock.
6. Proposed cut and fill slopes are determined to be grossly and surficially stable as designed.

GEO No. 1561 recommended:

1. The project geologist should inspect all cut slopes during site grading operations.
2. The geotechnical consultant should review the project 40-scale grading plans so as to confirm the removal of the boulders and outcrops, or provide mitigation (such as rock catchment basins, rock debris fences, etc) for those areas where a rockfall hazard exists along the southern site boundary.
3. The bedrock is expected to be nonrippable at depth in areas of fresh bedrock outcrops, such as hilltop and ridges in the southwest portion of the site. In these areas where hard bedrock exists, heavy ripping, secondary breaking, and/or blasting may be required.

GEO No. 1561 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. GEO No. 1561 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be created for this project relative to the rockfall potential, as described elsewhere in this conditions set.

#### Planning. 4

#### 0010-Planning-MAP - INADVERTENT ARCHAEO FIND

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 4

#### 0010-Planning-MAP - INADVERTENT ARCHAEO FIND (cont.)

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of 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 mitigation.

#### Planning. 5

#### 0010-Planning-MAP - LANDSCAPE MAINTENANCE

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

#### Planning. 6

#### 0010-Planning-MAP - MAP ACT COMPLIANCE

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule B, unless modified by the conditions listed herein.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 7**    **0010-Planning-MAP - NO OFFSITE SIGNAGE (cont.)**

**Planning. 7**    **0010-Planning-MAP - NO OFFSITE SIGNAGE**

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

**Planning. 8**    **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. 9**    **0010-Planning-MAP - ORD 810 OPN SPACE FEE**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

**Planning. 10**    **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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 10

#### 0010-Planning-MAP - ORD NO. 659 (DIF) (cont.)

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. 11

#### 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 SP zone.
- b. The front yard setback is 20 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, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 100 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 20,000 square feet.
- i. No more than 50% of the lot shall be covered by structure.
- j. 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.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 12**                      **0010-Planning-MAP - SUBMIT BUILDING PLANS (cont.)**

**Planning. 12**                      **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. 13**                      **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.

**Planning. 14**                      **0010-Planning-SP - MAINTAIN AREAS & PHASES**

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

**Planning. 15**                      **0010-Planning-SP - NO P.A. DENSITY TRANSFER**

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process OR Substantial Conformance which must have approval of the Planning Director.

**Planning. 16**                      **0010-Planning-SP - PLANNING AREAS 1 & 5**

No development (i.e Plot Plan, CUP, Parcel Map, Tract Map etc.) within planning areas 1 and 5 shall be accepted for review until a change of zone application have been filed, approved, and adopted to reflect the appropriate uses within planning areas 1 and 5.

**Planning. 17**                      **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. 18**                      **0020-Planning-MAP - EXPIRATION DATE**

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 18

#### 0020-Planning-MAP - EXPIRATION DATE (cont.)

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

#### Planning. 19

#### 0020-Planning-SP - 90 DAYS TO PROTEST

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

#### Planning. 20

#### 0020-Planning-SP - SUBMIT FINAL DOCUMENTS

Within ninety (90) days of the approval of the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, the applicant shall provide to the Planning Department fifteen (15) copies of the final SPECIFIC PLAN SUBSTANTIAL CONFORMANCE document as well as five (5) CD-ROM copies. The document shall illustrate the differences between the current proposal and the SPECIFIC PLAN. The final documents shall replace the SPECIFIC PLAN and shall be distributed in the following fashion:

Building and Safety Department	1 copy
Department of Environmental Health	1 copy
Fire Department	1 copy
Flood Control and Water Conservation	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 20**

#### **0020-Planning-SP - SUBMIT FINAL DOCUMENTS (cont.)**

City of Riverside	1 copy	
Riverside County Planning Department in Indio	2 copies	
in Murrieta	2 copies	
Executive Office	2 copies	
Economic Development	2 copies	

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

### Planning-All

#### **Planning-All. 1**

#### **0010-Planning-All-MAP - 90 DAYS TO PROTEST**

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

#### **Planning-All. 2**

#### **0010-Planning-All-MAP - DEFINITIONS**

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 31608 defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31608, Amended No. 4, dated 1/24/06.

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

#### **Planning-All. 3**

#### **0010-Planning-All-MAP - HOLD HARMLESS**

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

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such





## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### Planning-All. 6

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

b. Environmental Impact Report No. 255 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

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

#### Planning-All. 7

#### 0010-Planning-All-SP - Hold Harmless

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

#### Planning-All. 8

#### 0010-Planning-All-SP - Limits of SP DOCUMENT

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

**Planning-All. 9**                                **0010-Planning-All-SP - Ordinance Requirements (cont.)**

**Planning-All. 9**                                **0010-Planning-All-SP - Ordinance Requirements**

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

**Planning-All. 10**                                **0010-Planning-All-SPA - Replace all previous**

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

### Regional Parks and Open Space

**Regional Parks and Open Space 0010-Regional Parks and Open Space-\* - PRIMARY TRAIL CONDITION 1**

The District will require that a twenty (20') foot wide easement to be provided on the site to accommodate the development of a multi-purpose recreational trail. The proposed location has been indentified on the County of Riverside General Plan Amendment dated \*\*\* adopted by resolution \*\*\*\*\*. The project applicant is required to coordinate the trail location on/through its project with District Staff.

### Transportation

**Transportation. 1**                                **0010-Transportation-MAP - DRAINAGE 1**

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

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

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

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

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

#### **Transportation. 3                      0010-Transportation-MAP - 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. 4                      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 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. 5                      0010-Transportation-MAP - TS/CONDITIONS**

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 5

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

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

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that level of Service 'D' may be allowed 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.

Cajalco Road (EW) at:

- El Sobrante Road (NS)
- Gavilan Road (NS)
- Smith/Harley John Road (NS)
- Project Access (NS)
- Wood Road (NS)
- Carpinus Drive (NS)
- Alexander Street (NS)
- Brown Street (NS)
- Clark Street (NS)

Wood Road (NS) at:

- Markham Street (EW)
- Van Buren Blvd (EW)

Rider Street (EW) at:

- Alexander Street (NS)

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. 6

#### 0010-Transportation-SP - SP229A1/IMPROVEMENTS

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 6    0010-Transportation-SP - SP229A1/IMPROVEMENTS (cont.)**

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

#### **Transportation. 7    0010-Transportation-SP - SP229A1/TS/CONDITIONS 1**

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

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

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

Gavilan Road (NS) at:  
Cajalco Road (EW)

Harley John Road (NS) at:  
Cajalco Road (EW)

Wood Road (NS) at:  
Van Buren Boulevard (EW)  
Markham Street (EW)  
Carpinus Drive (EW)  
Cajalco Road (EW)

Carpinus Drive (NS) at:  
Cajalco Road (EW)

Alexander Street (NS) at:  
Martin Street (EW)  
Cajalco Road (EW)

Brown Street (NS) at:  
Cajalco Road (EW)

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

**Transportation. 7**                      **0010-Transportation-SP - SP229A1/TS/CONDITIONS 1 (cont.)**

Clark Street (NS) at:  
Cajalco 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. 8**                      **0010-Transportation-SP - SP229A1/WRCOG TUMF**

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

Plan: TR31608E03

Parcel: 321140023

50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050-E Health-EOT1 - REQ E HEALTH DOCUMENTS                      Not Satisfied

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

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

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

050 - E Health. 2                      0050-E Health-MAP - HAZMAT PHASE II                      Not Satisfied

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

050 - E Health. 3                      0050-E Health-MAP - MONEY                      Not Satisfied

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

050 - E Health. 4                      0050-E Health-MAP - SEWER PLAN - COUNTY                      Not Satisfied

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

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

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

Plan: TR31608E03

Parcel: 321140023

50. Prior To Map Recordation

E Health

050 - E Health. 6                      EOT2 - REQ E HEALTH DOCUMENTS                      Not Satisfied

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

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

Fire

050 - Fire. 1                      0050-Fire-MAP-#004-ECS-FUEL MODIFICATION                      Not Satisfied

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

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

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

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

050 - Fire. 3                      0050-Fire-MAP-#47-SECONDARY ACCESS                      Not Satisfied



Plan: TR31608E03

Parcel: 321140023

50. Prior To Map Recordation

Fire

050 - Fire. 3                      0050-Fire-MAP-#47-SECONDARY ACCESS (cont.)                      Not Satisfied

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

050 - Fire. 4                      0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS                      Not Satisfied

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

Flood

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

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

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

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to

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Flood

050 - Flood. 1                      0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY (cont.)                      Not Satisfied  
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 Lake Mathews 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 BMP - MAINT & INSPECT                      Not Satisfied

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

050 - Flood. 4                      0050-Flood-MAP CAJALCO CREEK WETLANDS                      Not Satisfied

The Cajalco Creek Wetlands per the Lake Mathews Area Drainage Plan shall be constructed prior to the issuance of grading permits or recordation for this tract per the conditions of approval for Specific Plan 229 A1 Planning Area 9.

050 - Flood. 5                      0050-Flood-MAP OFFSITE EASE OR REDESIGN                      Not Satisfied

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Flood

050 - Flood. 5                      0050-Flood-MAP OFFSITE EASE OR REDESIGN (cont.)                      Not Satisfied

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

050 - Flood. 6                      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. 7                      0050-Flood-MAP SUBMIT PLANS                      Not Satisfied

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

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

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

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 County Service Area No. 152.

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

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

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Planning

050 - Planning. 2                      0050-Planning-MAP - COMPLY WITH ORD 457 (cont.)                      Not Satisfied  
    comply with Ordinance Nos. 457 and 348.

050 - Planning. 3                      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. 4                      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. 5                      0050-Planning-MAP - PLANNING AREA LEGAL                      Not Satisfied

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within the SPECIFIC PLAN, a condition of approval shall be applied requiring that, prior to the recordation of any final map or issuance of any building permit within a Planning Area of said specific plan, the first applicant, or their successor-in-interest, for a final map or building permit within each Planning Area shall submit to the Planning Department correct legal descriptions for the Planning Area(s) within which the proposed project is located.

050 - Planning. 6                      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. 7                      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 County Service Area No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

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Planning

050 - Planning. 8                      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 20,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County Integrated Project (RCIP).

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 area shall be shown as a numbered lot on the FINAL MAP.

050 - Planning. 9                      0050-Planning-MAP - TRAIL MAINTENANCE                      Not Satisfied

The land divider shall form or annex to a trails maintenance 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 located along Rider Road, XX Street and MM Street. 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. 10                      0050-Planning-MAP - TRAILS EASEMENT                      Not Satisfied

An offer of dedication to the County of Riverside for a fourteen foot 14' wide community trail along Rider Road XX Street and MM Street, shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 11                      0050-Planning-SP - CC&R PRI COMN AREA                      Not Satisfied

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50. Prior To Map Recordation

Planning

050 - Planning. 11                      0050-Planning-SP - CC&R PRI COMN AREA (cont.)

Not Satisfied

The following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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

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

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

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

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

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50. Prior To Map Recordation

Planning

050 - Planning. 11                      0050-Planning-SP - CC&R PRI COMN AREA (cont.)                      Not Satisfied  
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 or maintenance of the 'common area' established pursuant to this Declaration.

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

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

050 - Planning. 12                      0050-Planning-SP - CC&R PUB COMN AREA                      Not Satisfied

The following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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

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Planning

050 - Planning. 12

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

Not Satisfied

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

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

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

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

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area',



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Planning

050 - Planning. 12                      0050-Planning-SP - CC&R PUB COMN AREA (cont.)                      Not Satisfied

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

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

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

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

050 - Planning. 13                      0050-Planning-SP - COMMON AREA MAINTENANCE                      Not Satisfied

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

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Planning

050 - Planning. 13                      0050-Planning-SP - COMMON AREA MAINTENANCE (cont.)      Not Satisfied

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded. c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following OPEN SPACE, PARKS, GREENBELTS, AND DETENTION BASINS.

050 - Planning. 14                      0050-Planning-SP - PA PROCEDURES    Not Satisfied

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

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

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors.

050 - Planning. 15                      0050-Planning-SP - PARK AGENCY REQD    Not Satisfied

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project shall be annexed into an entity such as the County Service Area/District, Valley Wide Recreation and Open Space, or Homeowners' Association that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department. This condition shall be considered as NOT APPLICABLE if Riverside County

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Planning

050 - Planning. 15                      0050-Planning-SP - PARK AGENCY REQD (cont.)                      Not Satisfied  
Recreation and Parks District, County Service Area, Valley  
Wide or Homeowners' Association is unwilling or unable to  
annex the property in question.

Regional Parks and Open Space

050 - Regional Parks and Open Space                      0050-Regional Parks and Open Space-MAP - TRAILS EASEMENT                      Not Satisfied  
Prior to or in conjunction with the recordation of the  
final map, the applicant shall offer for dedication to the  
County of Riverside an easements for trails purposes. This  
easement shall be as follows:

A Community Trail (14') is identified along Rider Street  
which is the northerly boundary of the proposed project.  
As such, please prepare the exhibit to reflect a 14'  
Community Trail easement along Rider Street.

Transportation

050 - Transportation. 1                      0050-Transportation-EOT1 - FINAL ACCESS AND MAINT                      Not Satisfied  
Prior to the map recordation, the applicant shall submit a  
Water Quality Management Plan (WQMP) subject to the State  
Regional Water Quality Board Order No. (See watershed  
below) to Transportation Department for review and  
approval. However, the applicant may be required to comply  
with the latest version of the WQMP manual if required by  
the State Regional Water Quality Board. All water quality  
features shall be included on the grading plan. WQMP  
applicability checklist, templates, LID design  
requirements, and guidance can be found on-line at:  
[www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact  
(951) 712-5494.

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

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

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

050 - Transportation. 2                      0050-Transportation-MAP - ACCESS RESTRICTION                      Not Satisfied  
Lot access shall be restricted on Rider Street and so noted

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Transportation

050 - Transportation. 2            0050-Transportation-MAP - ACCESS RESTRICTION (cont.)    Not Satisfied  
on the final map.

050 - Transportation. 3            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. 4            0050-Transportation-MAP - CORNER CUT-BACK I            Not Satisfied  
All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 5            0050-Transportation-MAP - DEDICATIONS            Not Satisfied  
Rider Street shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 103, Section A (44'/74')  
All interior streets shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section A (Sheet 1 of 2). (36'/56')

050 - Transportation. 6            0050-Transportation-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 - Transportation. 7            0050-Transportation-MAP - IMP PLANS            Not Satisfied  
Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

050 - Transportation. 8            0050-Transportation-MAP - INTERSECTION/50' TANGENT    Not Satisfied  
All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

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Transportation

050 - Transportation. 9            0050-Transportation-MAP - LANDSCAPING            Not Satisfied

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

Note: The project shall comply with the landscaping conditions set forth by Planning Department.

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

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

050 - Transportation. 11            0050-Transportation-MAP - OFF-SITE ACCESS 1            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 in accordance with County Standard No. 106, Section B (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the extension of Rider Road to the easterly section of the paved and County maintained portion of Rider Street east of Una Street.

Said off-site access road shall be the southerly extension of MM street through various tracts of Boulder Springs (south) as depicted on the index map for the primary and secondary access road to Rider Road.

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Transportation

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

The index map shall conform to the street layout of Parcel Map 32311 and its underlying tract maps.

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 - 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. 14      0050-Transportation-MAP - SP229A1/CETAP CORRIDOR      Not Satisfied

Cajalco Road has been identified by the Riverside County Transportation Commission as the locally preferred route for the east-west, Hemet to Corona/Lake Elsinore CETAP Corridor. The Specific Plan shall be designed to set aside a 134 foot right-of-way for Cajalco Road, and an additional 86 foot area (to be deeded to the County) north of the 134 foot right-of-way to be designated for future public use.

The street improvements to be constructed within the right-of-way shall be as determined by the Transportation Department in consultation with RCTC and Caltrans. Right-of-way and street improvements on Cajalco Road are eligible for consideration for TUMF fee credits, since Cajalco Road is a TUMF designated facility.

050 - Transportation. 15      0050-Transportation-MAP - SP229A1/PERMITS      Not Satisfied

Prior to the construction of any improvements to Cajalco Road or the recordation of any maps setting an alignment, the applicant shall obtain and provide copies of all necessary permits from the appropriate Resource Agencies indicating that permits have been issued for the construction of Cajalco Road as designed by the applicant.

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

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

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Transportation

050 - Transportation. 16      0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD (c      Not Satisfied  
proponent shall contact the Transportation Department L&LMD  
89-1-C Administrator and submit the following:

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

050 - Transportation. 17      0050-Transportation-MAP - STREET NAME SIGN      Not Satisfied  
The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 18      0050-Transportation-MAP - STREET SWEEPING      Not Satisfied  
The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

050 - Transportation. 19      0050-Transportation-MAP - STREETLIGHT PLAN      Not Satisfied  
A separate streetlight plan is required for this project.  
Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 20      0050-Transportation-MAP - STRIPING PLAN      Not Satisfied  
A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

050 - Transportation. 21      0050-Transportation-MAP - TS/DESIGN      Not Satisfied  
The project proponent shall be responsible for the design

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50. Prior To Map Recordation

Transportation

050 - Transportation. 21      0050-Transportation-MAP - TS/DESIGN (cont.)  
of traffic signal(s) at the intersection(s) of:

Not Satisfied

Carpinus Drive (Starglow Drive) (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Alexander Street (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Smith/Harley John Road (NS) at:  
Cajalco Road (EW)  
With fee credit eligibility

Traffic signal interconnect shall be provided as approved  
by the Transportation Department.

Installation of the signal (s) shall be per 90.TRANS.6

050 - Transportation. 22      0050-Transportation-MAP - TS/GEOMETRICS

Not Satisfied

The intersection of Carpinus Drive/Starglow Drive (NS) and  
Cajalco Road (EW) shall be improved to provide the  
following geometrics:

Northbound: One left-turn lane and one shared  
through/right-turn lane

Southbound: N/A

Eastbound: One left-turn lane, one through lane, and one  
right-turn lane

Westbound: One left-turn lane and one through lane

The intersection of Alexander Street (NS) and Cajalco Road  
(EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and one through lane

Southbound: One left-turn lane and one through lane

Eastbound: One left-turn lane and two through lanes

Westbound: One left-turn lane and two through lanes

The intersection of Smith/Harley John Road (NS) and Cajalco



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50. Prior To Map Recordation

Transportation

050 - Transportation. 22      0050-Transportation-MAP - TS/GEOMETRICS (cont.)      Not Satisfied

Road (EW) shall be improved to provide the following geometrics:

Northbound: One shared left-turn/through/right-turn lane

Southbound: One shared left-turn/through/right-turn lane

Eastbound: One left-turn lane, one through lane, and one right-turn lane

Westbound: One left-turn lane and one through lane

The intersection of Clark Street (NS) and Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and one through lane

Southbound: One left-turn lane and one through lane

Eastbound: One left-turn lane and two through lanes

Westbound: One left-turn lane and two through lanes

The intersection of Rider Road (EW) and Carpinus Drive/Starglow Drive (NS) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One left-turn lane and one right-turn lane

Eastbound: One left-turn lane and one through lane

Westbound: One left-turn lane and one through lane

The intersection of Rider Road (EW) and "LL" Street/Rider Road (NS) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One left-turn lane and one through lane

Eastbound: N/A

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Parcel: 321140023

50. Prior To Map Recordation

Transportation

050 - Transportation. 22      0050-Transportation-MAP - TS/GEOMETRICS (cont.)      Not Satisfied  
Westbound: One left-turn lane and one right-turn lane

or as approved by the Transportation Department.

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

050 - Transportation. 23      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. 24      0050-Transportation-MAP - VACATION      Not Satisfied

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Rider Street. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced 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.

050 - Transportation. 25      0050-Transportation-MAP-PARKWAY TREES/INTER.STREE      Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Parkway trees shall be installed in the interior streets within the subdivision. Landscape plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be

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50. Prior To Map Recordation

Transportation

050 - Transportation. 25      0050-Transportation-MAP-PARKWAY TREES/INTER.STREE      Not Satisfied  
submitted with the street improvement plans. Parkway tree maintenance shall be annexed to Lighting and Landscaping Maintenance District, landscaping plans shall depict ONLY such parkway trees as are to be placed within the public road rights-of-way.

050 - Transportation. 26      EOT2 - FINAL ACCESS AND MAINT      Not Satisfied

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

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

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

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1      0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP      Not Satisfied

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

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

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP (cont.)                      Not Satisfied  
Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

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

060 - BS-Grade. 2                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP                      Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

060 - BS-Grade. 3                      0060-BS-Grade-MAP-G2.1 GRADING BONDS                      Not Satisfied

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

060 - BS-Grade. 4                      0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS                      Not Satisfied

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

060 - BS-Grade. 5                      0060-BS-Grade-MAP-G2.17LOT TO LOT DRN ESM                      Not Satisfied

A recorded drainage easement is required for lot to lot drainage.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5                      0060-BS-Grade-MAP-G2.17LOT TO LOT DRN ESM (cont.)                      Not Satisfied

060 - BS-Grade. 6                      0060-BS-Grade-MAP-G2.2 IMPORT / EXPORT                      Not Satisfied

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

060 - BS-Grade. 7                      0060-BS-Grade-MAP-G2.3SLOPE EROS CL PLAN                      Not Satisfied

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

060 - BS-Grade. 8                      0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS                      Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 9                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100                      Not Satisfied

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

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 9                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 (cont.)                      Not Satisfied  
Quality Management Plan) required by Riverside County Flood  
Control and Water Conservation District.

060 - BS-Grade. 10                      EOT2 - REQ BMP SWPPP WQMP                      Not Satisfied

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

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

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

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

Fire

060 - Fire. 1                                      0060-Fire-MAP-#004 FUEL MODIFICATION                                      Not Satisfied

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

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

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

Flood

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60. Prior To Grading Permit Issuance

Flood

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

Tract 31608 is located within the limits of the Lake Mathews 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 BMP - FILTRATION                      Not Satisfied

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

060 - Flood. 3                      0060-Flood-MAP CAJALCO CREEK WETLANDS                      Not Satisfied

The Cajalco Creek Wetlands per the Lake Mathews Area Drainage Plan shall be constructed prior to the issuance of grading permits or recordation for this tract per the conditions of approval for Specific Plan 229 A1 Planning Area 9.

060 - Flood. 4                      0060-Flood-MAP CONSTRUCT OFFSITE FAC                      Not Satisfied

The flood protection for this project is dependent on facilities proposed by neighboring tentative maps. Therefore, plans for the necessary offsite facilities shall be approved and bonded prior to issuance of grading permits.

060 - Flood. 5                      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. 6                      0060-Flood-MAP OFFSITE EASE OR REDESIGN                      Not Satisfied

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 6                      0060-Flood-MAP OFFSITE EASE OR REDESIGN (cont.)                      Not Satisfied  
Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

060 - Flood. 7                      0060-Flood-MAP PHASING                      Not Satisfied  
If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

060 - Flood. 8                      0060-Flood-MAP SUBMIT PLANS                      Not Satisfied  
A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

060 - Planning. 1                      0060-Planning-All-MAP - CULDESAC                      Not Satisfied  
CULDESAC'S SHALL BE INSTALLED AT THE END OF STREETS BY LOTS 12 AND 2 AS APPROVED BY THE RIVERSIDE COUNTY FIRE DEPT.

060 - Planning. 2                      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 a proposed trail easement adjacent to lot numbers 1, 2, 35, 36, 55, 57-59, OS-69, 13-18 and OS-68 as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

060 - Planning. 3                      0060-Planning-MAP - FEE BALANCE                      Not Satisfied  
Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 4                      0060-Planning-MAP - GNATCATCHER CLEARNCE (2)                      Not Satisfied



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4                      0060-Planning-MAP - GNATCATCHER CLEARNCE (2) (cont    Not Satisfied

Prior to the approval of any land division or development permit within the specific plan which will disturb habitat occupied by the California Gnatcatcher, the land division and/or the development permit shall have conditions applied to them which require the following:

Prior to the issuance of any grading permit or recordation of any final map the applicant shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by the California Gnatcatcher (*Poliioptila Californica Californica*). Said approval shall be obtained through the initiation of a consultation with the United States Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act of 1973; approval by the Secretary of the Interior of a 10 (a) Permit pursuant to Section 10 of the Endangered Species Act of 1973; or participation in the Natural Community Conservation Planning program established by the State of California.

This condition shall be considered satisfied if Condition No. 60.EPD.2 has been complied with.

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 - IF HUMAN REMAINS FOUND                      Not Satisfied

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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6                      0060-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)                      Not Satisfied  
corrective actions to be implemented.

060 - Planning. 7                      0060-Planning-MAP - PECHANGA CLEARANCE                      Not Satisfied

A clearance letter from the Pechanga Band shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated November 28, 2005, summarized as follows:

1. Prior to the issuance of grading permits, the Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luiseno Indians. The Agreement shall contain provisions for the treatment of cultural and Native American human remains. It shall also contain provisions for tribal monitoring of all grading and ground-disturbing work, to be compensated by developer.
2. Tribal monitors from the Pechanga Band of Luiseno Indians shall be allowed to monitor all grading, excavation and ground breaking activities, including further archaeological surveys and testing. Tribal monitors will have the authority to stop and redirect grading activities in the event significant resources are discovered.
3. A qualified archaeological monitor will be present during all ground disturbing activities, and will have the authority to stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in consultation with the Pechanga Band of Luiseno Indians and their designated Tribal monitors.
4. The land owner agrees to relinquish ownership of all cultural resources, including all Luiseno sacred items, burial goods and all archaeological artifacts that are found on the Project area to the Pechanga Band of Luiseno Indians for proper treatment and disposition.
5. Prior to start of grading operations and throughout the grading process as necessary, the Developer agrees to discuss appropriate grading and ground-disturbing methods at locations with significant cultural resources, with the Pechanga Band. At the Pechanga Band's request, the Developer agrees to perform controlled excavation in areas where significant cultural resources are located, including, but not limited to, changing the size of the grade cut, slowing the grading process, utilizing alternative grading equipment, allowing additional time to recover materials, and limited controlled archaeological

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7                      0060-Planning-MAP - PECHANGA CLEARANCE (cont.)                      Not Satisfied  
investigations in and immediately around the new  
significant finds or cultural resources.

060 - Planning. 8                      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. 9                      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 44.08 acres (gross) in  
accordance with the TENTATIVE MAP. If the development is  
subsequently revised, this acreage amount may be modified  
in order to reflect the revised development project  
acreage amount. In the event Riverside County Ordinance  
No. 663 is rescinded, this condition will no longer be  
applicable. However, should Riverside County Ordinance No.  
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. 10                      0060-Planning-MAP - WMWD AGENCY CLEARANCE                      Not Satisfied  
A clearance letter from the Western Municipal Water  
District shall be provided to the Riverside County Planning  
Department verifying compliance with the condition stated  
in their letter dated October 20, 2003, summarized as  
follows:  
The owner and/or developer should contact Western's  
Engineering Department to help establish the exact  
improvements needed for the project and to provide Western  
with the following information:

1. Irrigation and landscaping needs.
2. Fire Department requirements.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10                      0060-Planning-MAP - WMWD AGENCY CLEARANCE (cont.)      Not Satisfied

- 3.
- 3. Grading and street improvement plans for Western's review and approval prior to issuance of construction permits.
- 4. Wastewater discharge requirements (for residential, commercial, and public land uses).
- 5. All water and sewer improvements and facilities shall comply to Western's specifications.

060 - Planning. 11                      0060-Planning-SP - ACOE CLEARANCE                                      Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification.

060 - Planning. 12                      0060-Planning-SP - ARCHAEO M/M PROGRAM                                      Not Satisfied

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

060 - Planning. 13                      0060-Planning-SP - CILS    Not Satisfied

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE DEVELOPER SHALL ENTER INTO A MONITORING AND TREATMENT AGREEMENT WITH THE PECHANGA BAND OF LUISENO INDIANS. THE AGREEMENT SHALL CONTAIN PROVISIONS FOR TREATMENT OF CULTURAL RESOURCES AND NATIVE AMERICAN HUMAN REMAINS. IT SHALL ALSO CONTAIN PROVISIONS FOR TRIBAL MONITORING OF ALL GRADING AND GROUND -DISTURBING WORK, TO BE COMPENSATED BY THE DEVELOPER.

060 - Planning. 14                      0060-Planning-SP - F&G CLEARANCE                                      Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 14                      0060-Planning-SP - F&G CLEARANCE (cont.)                      Not Satisfied

Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification.

060 - Planning. 15                      0060-Planning-SP - GENERAL M/M PROGRAM                      Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for \_\_\_ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

060 - Planning. 16                      0060-Planning-SP - PALEON M/M PROGRAM                      Not Satisfied

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

Planning-EPD

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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be

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60. Prior To Grading Permit Issuance

Planning-EPD

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

required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

060 - Planning-EPD. 2            0060-Planning-EPD-EPD - GNATCATCHER NESTING SURV    Not Satisfied

Potential suitable habitat for California gnatcatcher is present onsite and this property occurs within an MSHCP Cell, thus no grading permits may be issued during the breeding season (March 1 - August 15) without written documentation that no California gnatcatchers currently inhabit this site. A presence/absence survey for this species shall be conducted by a biologist that has an MOU with EPD and the findings submitted to EPD for review prior to issuance of any grading permit.

Regional Parks and Open Space

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

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail(s) as follows:

This trails plan shall provide for the Community Trail (14') along Rider Street as identified in the Lake Mathews Area Plan and shall be shown in a workable and final condition. The trail shall be entirely on the applicant's property unless the applicant can demonstrate that they have obtained an easement from the affected property owners. This trails plan shall show the trail with topography, grading, cross sections, signage program, and plans for all street crossings/under crossings.

Transportation

060 - Transportation. 1            0060-Transportation-EOT1 - FINAL WQMP FOR GRADING    Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board



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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1                      0080-Fire-MAP - SECONDARY/ALTER ACCESS (cont.)                      Not Satisfied  
Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

080 - Fire. 2                      0080-Fire-MAP-#50C-TRACT WATER VERIFICA                      Not Satisfied  
The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

Flood

080 - Flood. 1                      0080-Flood-MAP ADP FEES                      Not Satisfied  
Tract 31608 is located within the limits of the Lake Mathews 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 PLANS                      Not Satisfied  
A copy of the improvement plans, grading plans,BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1                      0080-Planning-MAP - BUILDING SEPARATION 2                      Not Satisfied  
Building separation between all buildings shall not be less



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080 - Planning. 1                      0080-Planning-MAP - BUILDING SEPARATION 2 (cont.)                      Not Satisfied  
than ten (10) feet. Additional encroachments are only  
allowed as permitted by County Ordinance No. 348.

080 - Planning. 2                      0080-Planning-MAP - COMMON AREA PLANS                      Not Satisfied  
Design plans for the common areas specifying the location  
and extent of landscaping and irrigation systems as  
specified in Riverside County Ordinance No. 348, Section  
18.12, and Sections 19.3000 through 19.304, and circulation  
(vehicular, pedestrian, equestrian and/or bicycle) shall be  
submitted during the review process for development  
applications, which incorporate common areas.  
Additionally, all proposed structures shall be shown on  
said plans. A land division filed for the purposes of  
phasing or financing shall not be considered an  
implementing development application.

080 - Planning. 3                      0080-Planning-MAP - CONFORM FINAL SITE PLAN                      Not Satisfied  
Final clearance shall be obtained from the County Planning  
Department - Development Review Division stipulating that  
the building plans submitted conform to the approved Final  
Plan of Development.

080 - Planning. 4                      0080-Planning-MAP - FEE BALANCE                      Not Satisfied  
Prior to issuance of building permits, the Planning  
Department shall determine if the deposit based fees are  
in a negative balance. If so, any outstanding fees shall be  
paid by the applicant/developer.

080 - Planning. 5                      0080-Planning-MAP - FINAL SITE PLAN                      Not Satisfied  
A plot plan application shall be submitted to the County  
Planning Department pursuant to Section 18.30.a.(1) of  
County Ordinance No. 348 (Plot Plans not subject to the  
California Environmental Quality Act and not subject to  
review by any governmental agency other than the Planning  
Department), along with the current fee.

Subdivision development shall conform to the approved plot  
plan and shall conform to the Design and Landscape  
Guidelines for Riverside County.

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:

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Planning

080 - Planning. 5                      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.
8. The Final Site Plan shall be in compliance with Specific Plan No. 229, Amendment No. 1.

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Planning

080 - Planning. 5                      0080-Planning-MAP - FINAL SITE PLAN (cont.)                      Not Satisfied

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

080 - Planning. 6                      0080-Planning-MAP - FRONT YARD LANDSCAPING                      Not Satisfied

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

080 - Planning. 7                      0080-Planning-MAP - LANDSCAPE PLOT PLAN                      Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

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

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
4. Parkways and landscaped building setbacks shall be

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80. Prior To Building Permit Issuance

Planning

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

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

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

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

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

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

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

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

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan

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Planning

080 - Planning. 7                      0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied  
conditions of approval shall be cleared individually.

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

080 - Planning. 8                      0080-Planning-MAP - MODEL HOME COMPLEX                      Not Satisfied

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

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

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8                      0080-Planning-MAP - MODEL HOME COMPLEX (cont.)                      Not Satisfied

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. 9                      0080-Planning-MAP - SCHOOL MITIGATION                      Not Satisfied

Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 10                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 11                      0080-Planning-MAP - Walls/Fencing Plans                      Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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

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

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

D. 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.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 11                      0080-Planning-MAP - Walls/Fencing Plans (cont.)                      Not Satisfied

tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. 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.

080 - Planning. 12                      0080-Planning-MAP\*- ENTRY MONUMENT PLOT PLAN                      Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of

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Planning

080 - Planning. 12                      0080-Planning-MAP\*- ENTRY MONUMENT PLOT PLAN (cor    Not Satisfied  
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).
4. There shall be a primary and secondary project entry within Planning Area No. 9. The Primary project entry will be located at the Cajalco Road access and the secondary entry monument will be located at the Rider Road access as shown within the Boulder Springs Specific Plan Amendment No. 1, Figure 16 (Primary Project Entry and Secondary Project Entry) and illustrated in exhibit 1 (Primary Monument) and exhibit 2 (Secondary Monument).

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. 13                      0080-Planning-SP - POST GRADING REPORT                      Not Satisfied

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with.

Transportation

080 - Transportation. 1                      0080-Transportation-EOT1 - WQMP AND MAINTENANCE                      Not Satisfied

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





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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-EOT1 - WQMP REQUIRED (cont.)                      Not Satisfied

the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

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

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

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

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

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

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

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

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

090 - BS-Grade. 4                      EOT2 - WQMP REQUIRED                      Not Satisfied

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 4                      EOT2 - WQMP REQUIRED (cont.)                      Not Satisfied

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

Flood

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

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's 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 OFFSITE FACILITIES                      Not Satisfied

No occupancy permits shall be granted until the necessary offsite drainage facilities are functional.

Planning

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

The land divider/permit holder shall construct a six (6) foot high themed decorative block wall from along the perimeter of the Tract. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI (cont.)                      Not Satisfied  
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 - LANDSCAPING COMPLIANCE                      Not Satisfied  
The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

090 - Planning. 5                      0090-Planning-MAP - MITIGATION MONITORING                      Not Satisfied  
The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and  
  
Environmental Assessment No. 31597.  
  
The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 6                      0090-Planning-MAP - QUIMBY FEES (2)                      Not Satisfied  
The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 152.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7                      0090-Planning-MAP - ROOF RUN-OFF DISCHARGE                      Not Satisfied

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

090 - Planning. 8                      0090-Planning-MAP - SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 44.8 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. 9                      0090-Planning-MAP- ROLL-UP GARAGE DOORS                      Not Satisfied

All residences shall have automatic roll-up garage doors.

Planning-EPD

090 - Planning-EPD. 1                      0090-Planning-EPD-MAP - DBESP                      Not Satisfied

THE APPLICANT SHALL PROVIDE DOCUMENTATION PRIOR TO BUILDING FINAL INSPECTION SUCH THAT THE MITIGATION DESCRIBED IN THE DETERMINATION OF BIOLOGICALLY EQUIVALENT OR SUPERIOR PRESERVATION REPORT PROVIDED IN THE MSHCP CONSISTENCY DOCUMENTATION FOR THE IMPACT AREA ONSITE WAS ACHIEVED TO THE SATISFACTION OF THE ENVIRONMENTAL PROGRAMS DEPARTMENT.

THE TOTAL PROJECT MITIGATION RATIO IS IDENTIFIED AS 2.4:1 FOR THE IMPACTED AREAS. A TOTAL OF 7.49 ACRES OF WETLAND/RIPARIAN/RIVERINE HABITAT WILL NEED TO BE PROVIDED PRIOR TO FINAL INSPECTION.

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90. Prior to Building Final Inspection

Planning-EPD

090 - Planning-EPD. 1            0090-Planning-EPD-MAP - DBESP (cont.)            Not Satisfied

DOCUMENTATION SHALL INCLUDE MAPS OF IMPACTED AREAS, PHOTOGRAPHS, AND CORRESPONDENCE WITH STATE AND FEDERAL WILDLIFE AGENCIES INDICATING COMPLIANCE WITH THE APPROVED MITIGATION PLAN.

TR31607, TR31608, TR31609, TR31610, TR31611 AND TR31612 ARE CONDITIONED ACCORDINGLY, SATISFYING THIS CONDITION FOR ANY ONE OF THE ABOVEMENTIONED TRACTS SATISFIES ALL REMAINING ASSOCIATED TRACTS TO BE SET TO MET.

Transportation

090 - Transportation. 1            0090-Transportation-EOT1 - WQMP COMP AND BNS REG            Not Satisfied

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

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

090 - Transportation. 2            0090-Transportation-MAP - 80% COMPLETION            Not Satisfied

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written

Plan: TR31608E03

Parcel: 321140023

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2            0090-Transportation-MAP - 80% COMPLETION (cont.)            Not Satisfied  
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. 3            0090-Transportation-MAP - STREET LIGHTS 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 - STREET SWEEPING            Not Satisfied

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

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

Prior to the final building inspection of the first dwelling unit, the following traffic signal(s) shall be installed and operational:

Carpinus Drive (Starglow Drive) (NS) at:

Plan: TR31608E03

Parcel: 321140023

90. Prior to Building Final Inspection

Transportation

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

Cajalco Road (EW)  
With no fee credit eligibility

Alexander Street (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Smith/Harley John Road (NS) at:  
Cajalco Road (EW)  
With fee credit eligibility

Traffic Signal Interconnect shall be provided as approved  
by the Transportation Department.

or as approved by the Transportation Department

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

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

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

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

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

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

090 - Transportation. 8            EOT2 - WQMP COMP AND BNS REG            Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials  
regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location



Plan: TR31608E03

Parcel: 321140023

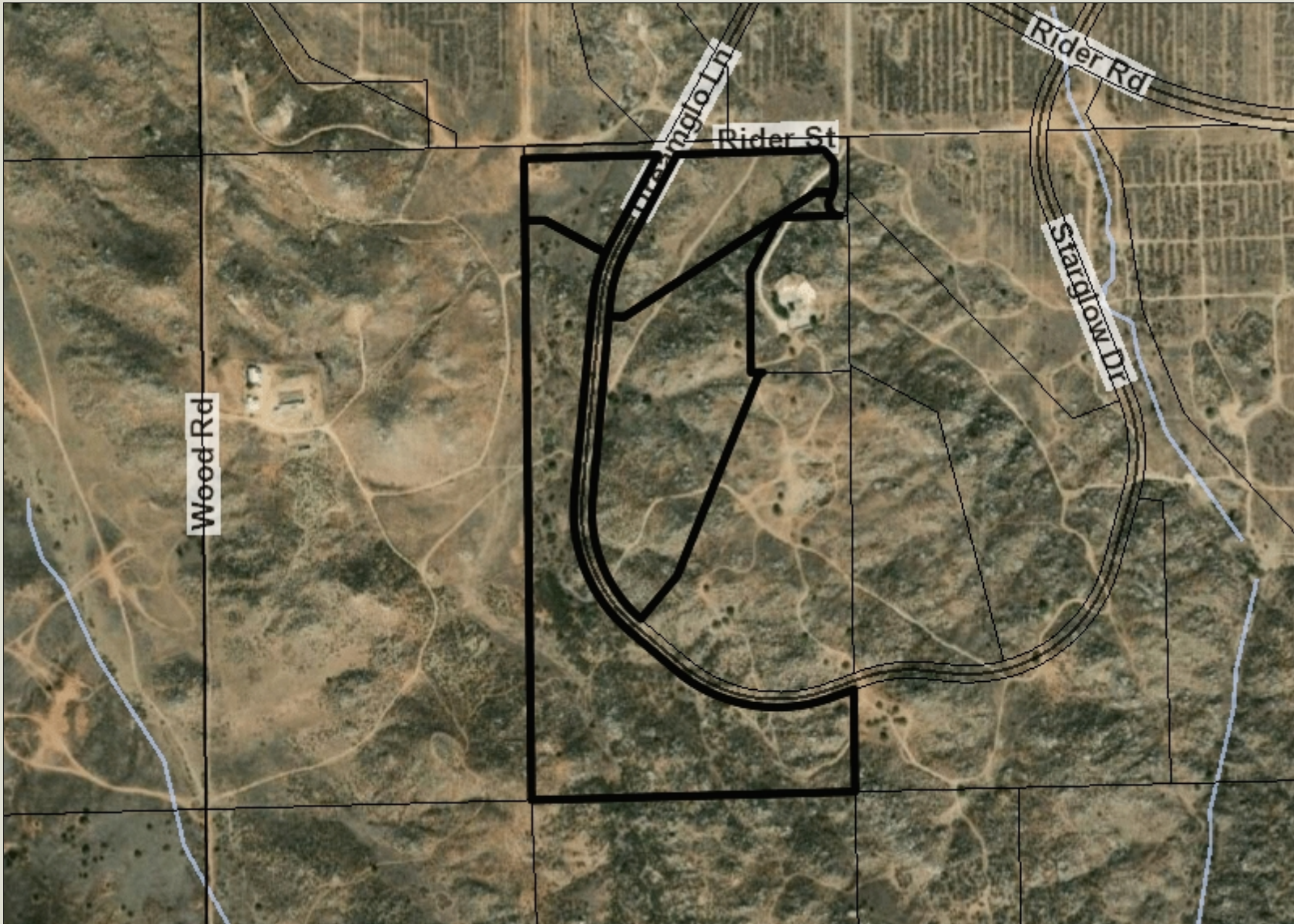
90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8            EOT2 - WQMP COMP AND BNS REG (cont.)            Not Satisfied  
of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established.  
Additionally, the applicant will be required to register BMPs with the Transportation Department's  
Business Registration Division.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition  
issued by this department)

# TR31609E03

## Vicinity Map



### Legend

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



**\*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.

### Notes



# TENTATIVE TRACT No. 31609

## AMENDED

### COUNTY OF RIVERSIDE

**APPLICANT**  
BOULDER SPRINGS LAND COMPANY  
3023 NORTH PARKWAY CALABASAS  
CALABASAS, CA 91302  
PHONE: (818) 876-5000  
FAX: (818) 876-9789  
PROJECT MANAGER: CHRISTOPHER BLEY

**OWNER**  
BOULDER SPRINGS VENTURES, LLC  
3023 NORTH PARKWAY CALABASAS  
CALABASAS, CA 91302  
PHONE: (818) 876-5000  
FAX: (818) 876-9789  
PROJECT MANAGER: CHRISTOPHER BLEY

**DATE PREPARED**  
MAY, 2005

**ENGINEER**  
K & A ENGINEERING, INC.  
357 N. SHERIDAN STREET, SUITE 117  
CORONA, CA 92880  
PHONE: (951) 279-1800  
PROJECT MANAGER: DON BERTH, P.E.

**CONTIGUOUS OWNERSHIP STATEMENT**  
OWNER CURRENTLY OWNS ADJOINING LOT OF 8, 9, 10, 14, 17 AND 21 TRACT 23536

**UTILITIES AND SERVICES**

AGENCY SERVING THE AREA	FACILITIES
ELECTRIC: SOUTHERN CALIFORNIA EDISON	YES
GAS: THE GAS CO	YES
TELEPHONE: GENERAL TELEPHONE	YES
CABLE TV: NONE	YES
WATER: WESTERN MUNICIPAL WATER DISTRICT	YES
SEWER: WESTERN MUNICIPAL WATER DISTRICT	YES
SCHOOL DIST: VAL VERDE UNIFIED SCHOOL DISTRICT	---

**LEGAL DESCRIPTION**  
A PORTION OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST AND A PORTION OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
A PORTION OF LOTS 12, 13, 15 AND 16 OF TRACT NO. 23536, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 238, PAGES 71 THROUGH 84 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PROPERTY LOCATION**  
SOUTH OF CALICO ROAD, BETWEEN LAKE MATHEWS AND THE ESCROWED FRY 1-213

**ASSESSOR'S PARCEL NUMBER**  
321-140-022, 321-140-030, 321-140-007, 321-140-008, 321-140-010 AND 321-140-011

**SECTIONS, TOWNSHIPS AND RANGES**  
PORTION OF SECTIONS 8 AND 17, T.4S, R.4W, S.8M

**THOMAS BROTHERS MAP**  
RIVERSIDE COUNTY (2005) PAGE 776, E-3 AND E-4

**PROPERTY ACREAGE**  
47.34 ACRES (NET AND GROSS)

**EARTHWORK QUANTITY ESTIMATE**  
359,544 C.Y. CUT  
115,439 C.Y. FILL  
THIS MAP IS TO BE GRADED CONCURRENTLY WITH ADJOINING TENTATIVE TRACT MAPS 31607, 31608, 31610, 31611 AND 31612 FOR ON-SITE BALANCE WITHIN SP. 229 (BOULDER SPRINGS-SOUTH).

**EXISTING GENERAL PLAN DESIGNATIONS**  
2 DU/AC DEVELOPMENTAL UNITS PER ACRE LAKE MATHEWS COMMUNITY PLAN

**SPECIFIC PLAN**  
SP 229 - AMENDMENT NO. 1 ADOPTED MAY 03, 2004

**PRESENT USE**  
VACANT LAND

**PROPOSED USE**  
RESIDENTIAL COMMUNITY LOT SUMMARY FOR SP229 A1, 73 RESIDENTIAL LOTS, T.M. 31607 = 78, T.M. 31608 = 67, T.M. 31609 = 72, TOTAL PROPOSED: 217, TOTAL PER SP-224

**EXISTING & PROPOSED ZONING**  
SP 229 - AMENDMENT NO. 1 - PLANNING AREA 9

**PROPOSED IMPROVEMENT SCHEDULE**  
SCHEDULE "B"

**PROPOSED STORM DRAINS**  
PROPOSED STORM DRAIN SYSTEMS SHALL BE MAINTAINED BY ROTC OR R.C.C.S. & W.C.D.

**WELLS**  
THERE ARE NO KNOWN EXISTING WELLS ON SITE OR WITHIN 200 FEET OF PROPERTY

**FLOOD PLAN**  
PROJECT SITE IS NOT SUBJECT TO OVERTOPPING, INUNDATION, OR FLOOD HAZARD. THERE ARE NO FEMA MARKED FLOOD PLAINS OR FLOOD WAYS ON THE PROJECT SITE FROM PANEL NO. 080245-1408, NOAA, 20, 1998 SHOWS SITE AS ZONE "C" THERE ARE NO OPEN CHANNELS - EXISTING OR PROPOSED WITHIN PROJECT SITE

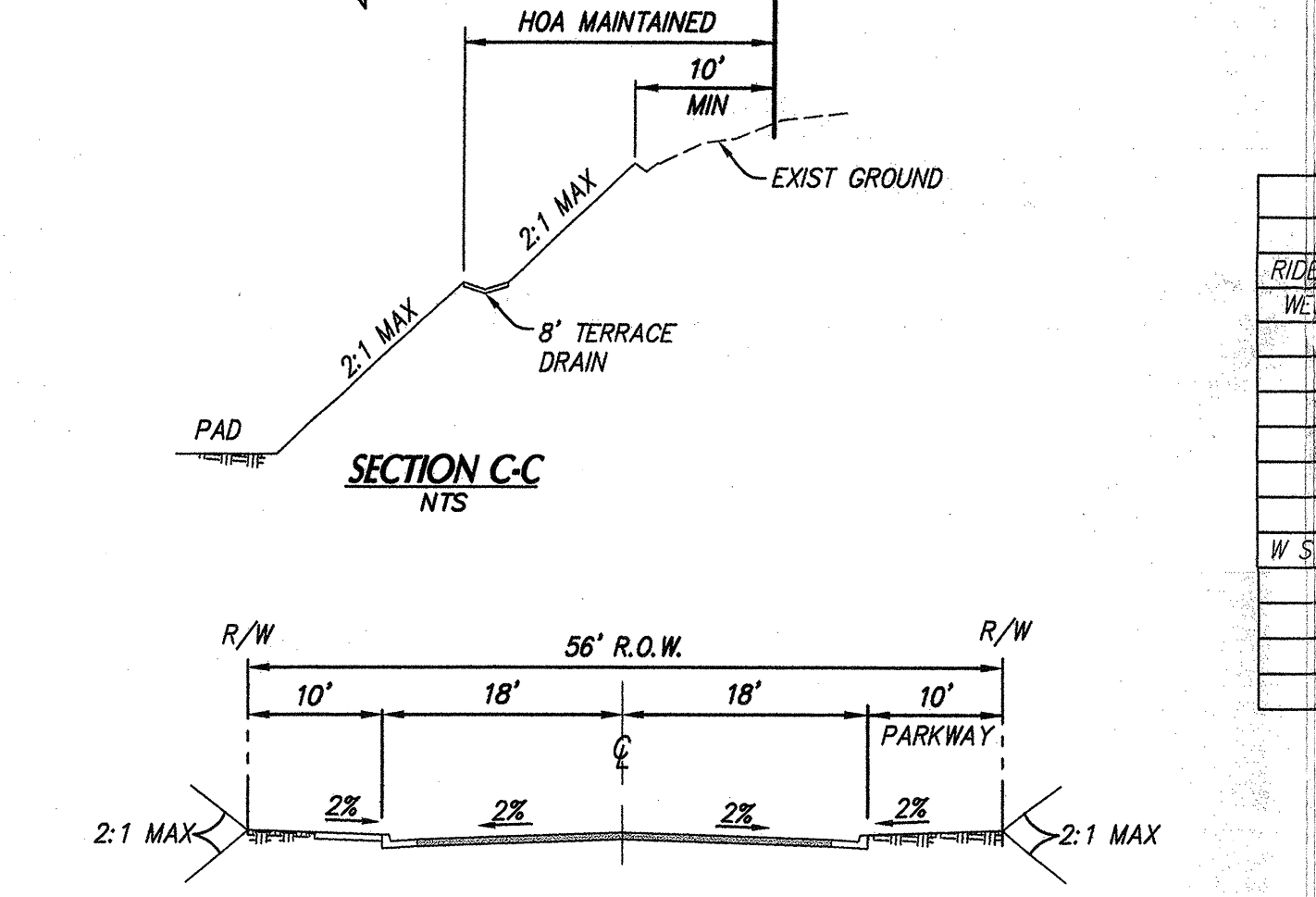
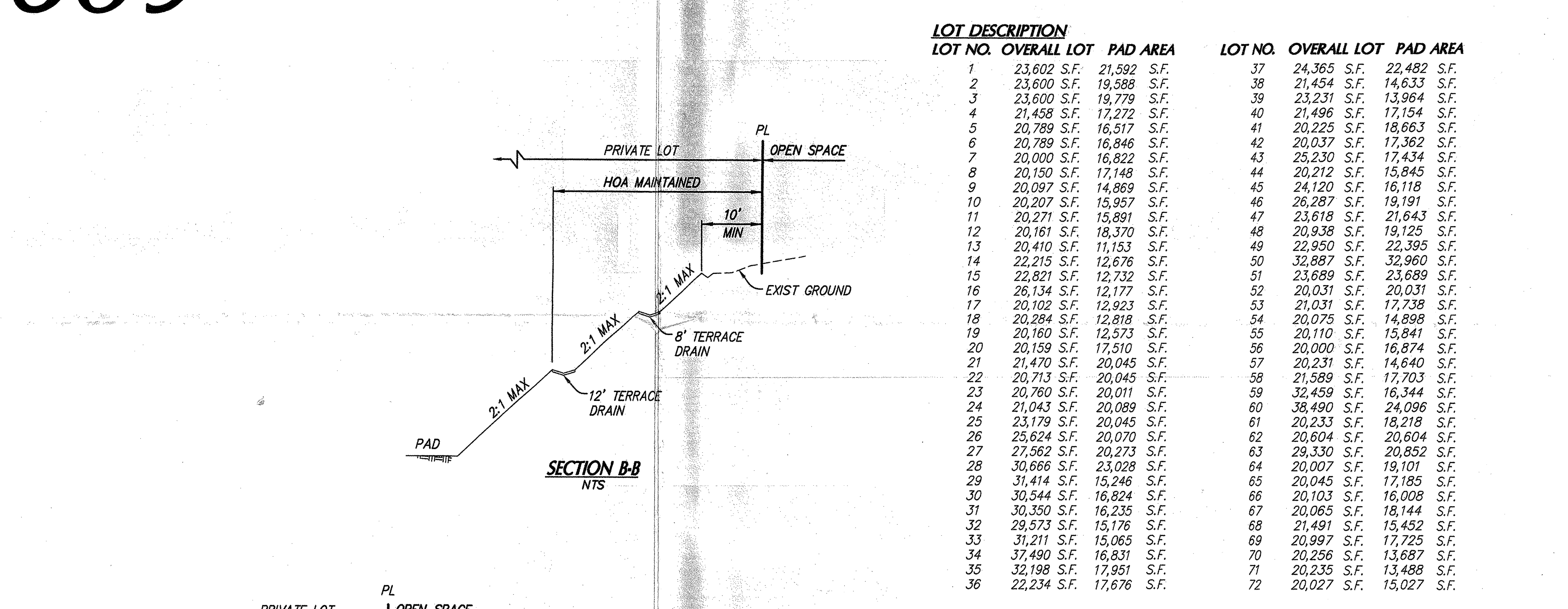
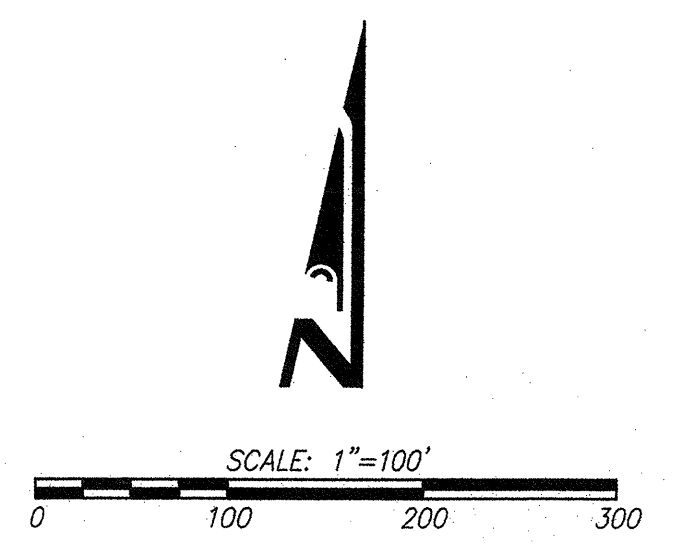
**GEOLOGIC HAZARD NOTE**  
PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS. PROJECT IS NOT IN A SPECIAL STUDIES ZONE

**COMMUNITY SERVICES DISTRICT**  
PROJECT SITE IS WITHIN RSA 46.3  
PROJECT SITE IS WITHIN CSA 117

**RIGHTS-OF-WAY**  
EXISTING RIGHT-OF-WAY: RIDER ROAD (74") IS FULLY DEDICATED.  
ALL INTERSECTIONS ARE AT 90° UNLESS OTHERWISE INDICATED.

**NOTES NOTE**  
THE FINAL DESIGN OF THIS PROJECT WILL CONSIDER AND COMPLY WITH NPDES SUPPLEMENT "A" ALL WASTEWATER FLOW AND FIRST FLUSH STORM FLOW WILL BE TREATED WITHIN THE WATER QUALITY BASIN PRIOR TO RELEASING INTO CALICO CREEK.

**AERIAL TOPOGRAPHY BY:**  
ARROWHEAD MAPPING CORPORATION  
673 S. COOLEY DR. SUITE 102  
CORONA, CA 92704  
(951) 887-5969  
DATE: SEPT. 2000



**LOT DESCRIPTION**

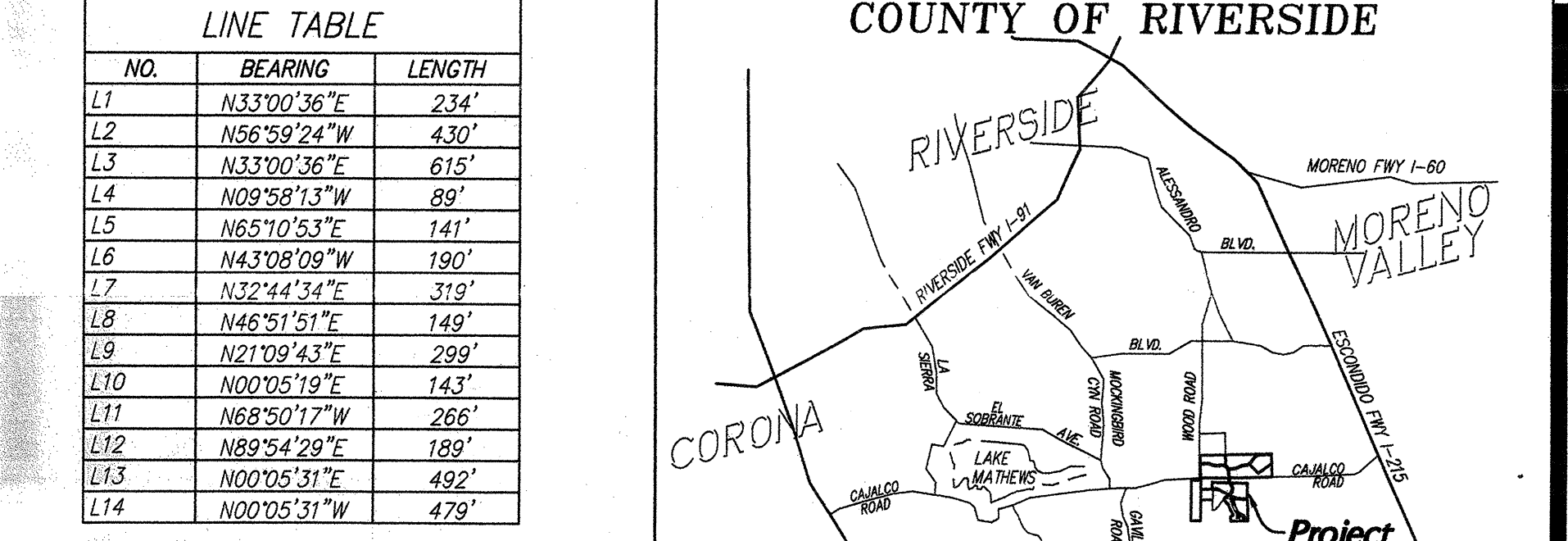
LOT NO.	OVERALL LOT	PAD AREA	LOT NO.	OVERALL LOT	PAD AREA
1	23,602 S.F.	22,482 S.F.	37	24,365 S.F.	22,482 S.F.
2	23,600 S.F.	18,388 S.F.	38	21,454 S.F.	14,633 S.F.
3	23,600 S.F.	18,779 S.F.	39	23,231 S.F.	13,964 S.F.
4	21,458 S.F.	17,272 S.F.	40	21,496 S.F.	17,154 S.F.
5	20,789 S.F.	16,517 S.F.	41	20,225 S.F.	16,663 S.F.
6	20,789 S.F.	16,846 S.F.	42	20,317 S.F.	17,362 S.F.
7	20,008 S.F.	16,620 S.F.	43	20,008 S.F.	17,434 S.F.
8	20,150 S.F.	17,148 S.F.	44	20,212 S.F.	15,845 S.F.
9	20,097 S.F.	14,869 S.F.	45	24,120 S.F.	16,116 S.F.
10	20,410 S.F.	16,817 S.F.	46	22,897 S.F.	15,191 S.F.
11	20,271 S.F.	15,891 S.F.	47	23,618 S.F.	21,643 S.F.
12	20,161 S.F.	18,370 S.F.	48	20,938 S.F.	18,125 S.F.
13	20,410 S.F.	16,817 S.F.	49	22,509 S.F.	22,089 S.F.
14	22,215 S.F.	12,676 S.F.	50	32,887 S.F.	32,960 S.F.
15	22,821 S.F.	12,743 S.F.	51	21,689 S.F.	23,089 S.F.
16	26,134 S.F.	12,177 S.F.	52	20,031 S.F.	20,031 S.F.
17	20,162 S.F.	12,953 S.F.	53	21,031 S.F.	17,238 S.F.
18	20,284 S.F.	12,818 S.F.	54	20,076 S.F.	16,898 S.F.
19	20,160 S.F.	12,573 S.F.	55	20,110 S.F.	18,841 S.F.
20	20,159 S.F.	12,510 S.F.	56	20,000 S.F.	16,894 S.F.
21	21,470 S.F.	20,045 S.F.	57	20,231 S.F.	14,640 S.F.
22	20,713 S.F.	20,045 S.F.	58	21,589 S.F.	17,703 S.F.
23	20,760 S.F.	20,011 S.F.	59	20,076 S.F.	16,844 S.F.
24	21,043 S.F.	20,089 S.F.	60	38,490 S.F.	24,096 S.F.
25	23,179 S.F.	20,045 S.F.	61	20,253 S.F.	18,219 S.F.
26	25,624 S.F.	20,070 S.F.	62	20,604 S.F.	20,604 S.F.
27	27,562 S.F.	20,273 S.F.	63	28,330 S.F.	20,852 S.F.
28	30,086 S.F.	23,008 S.F.	64	20,007 S.F.	18,101 S.F.
29	31,414 S.F.	15,246 S.F.	65	20,045 S.F.	17,185 S.F.
30	32,444 S.F.	16,824 S.F.	66	20,103 S.F.	16,008 S.F.
31	30,350 S.F.	16,235 S.F.	67	20,065 S.F.	18,144 S.F.
32	29,573 S.F.	15,176 S.F.	68	21,491 S.F.	15,452 S.F.
33	31,711 S.F.	15,965 S.F.	69	20,256 S.F.	17,295 S.F.
34	37,490 S.F.	16,831 S.F.	70	20,256 S.F.	13,687 S.F.
35	32,198 S.F.	15,891 S.F.	71	20,255 S.F.	13,488 S.F.
36	22,254 S.F.	17,976 S.F.	72	20,027 S.F.	15,027 S.F.

**STREET INTERSECTIONS DISTANCE**

STREET INTERSECTIONS	DISTANCE
RIDER RD & WEST TRACT BOUNDARY TO RIDER RD & CC ST	85,142'
WEST TRACT BOUNDARY & BB STREET TO AA & BB ST	316.03'
AA ST CUL-DE-SAC TO BB & AA STREET	333.23'
BB & AA STREET TO BB & CC STREET	430.23'
BB & CC STREET TO RIDER RD & CC STREET	899.93'
Y ST & CC STREET TO CC ST & Y STREET	140.87'
Y ST & CC STREET TO W ST & CC STREET	314.65'
W ST & CC ST TO W ST & NORTH EAST TRACT BOUNDARY	534.92'
W STREET CUL-DE-SAC TO X STREET & W ST	368.65'
MM STREET & ST TO W ST & X STREET	543.65'
NORTH TRACT BOUNDARY TO X ST & MM STREET	422.65'
MM STREET CUL-DE-SAC TO X STREET	450.92'

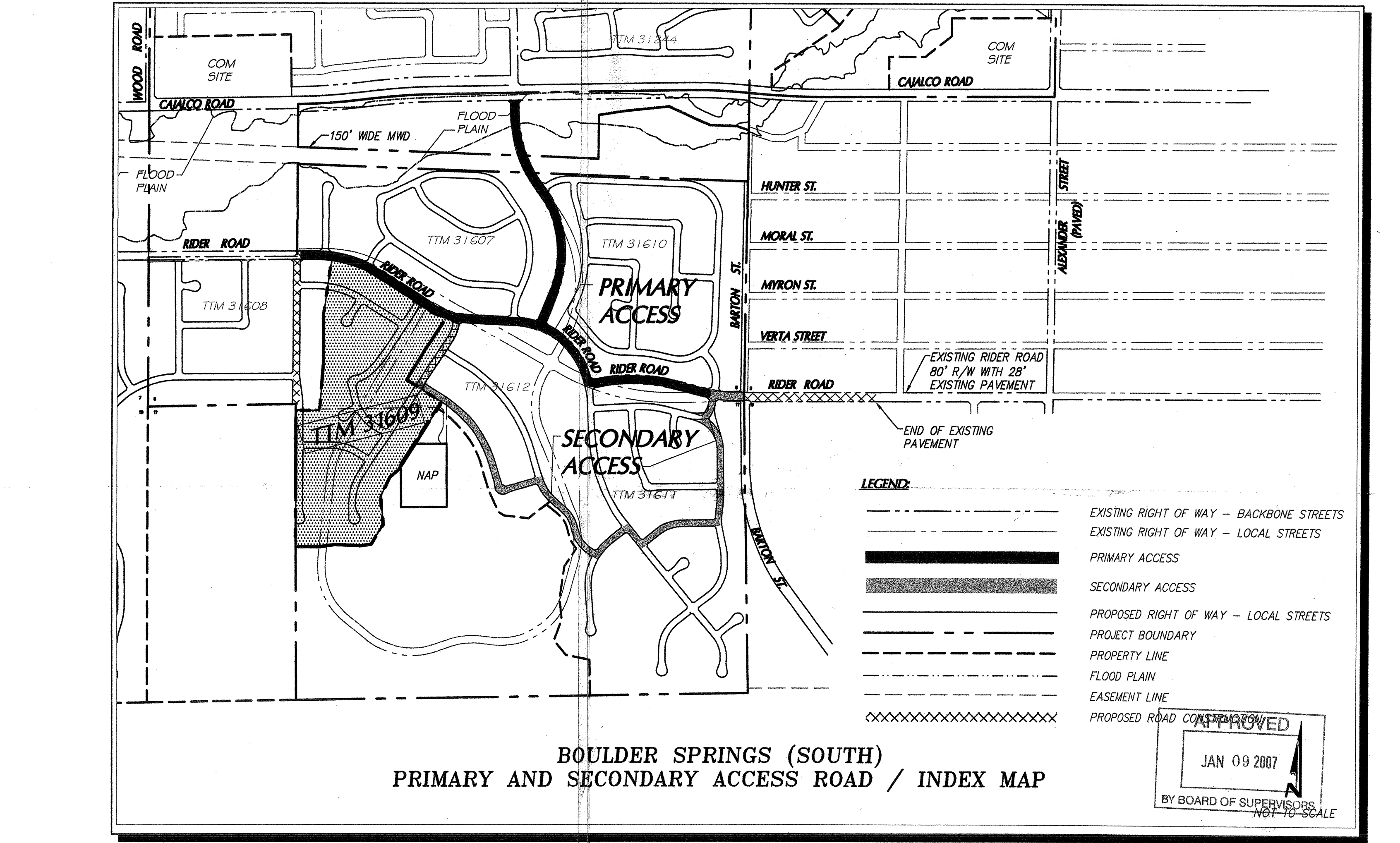
**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	24°48'15"	730'	316'	161'
C2	36°06'55"	400'	252'	130'
C3	72°05'45"	511'	231'	144'
C4	33°02'56"	400'	232'	112'
C5	14°07'17"	300'	74'	37'
C6	25°42'08"	400'	179'	91'
C7	21°24'04"	500'	174'	91'
C8	21°25'14"	300'	111'	56'



**LINE TABLE**

NO.	BEARING	LENGTH
L1	N43°00'46"W	424'
L2	N05°09'04"W	432'
L3	N33°00'56"E	615'
L4	N09°28'15"W	89'
L5	N68°10'52"E	141'
L6	N42°08'09"W	190'
L7	N72°44'54"E	319'
L8	N46°31'21"E	149'
L9	N02°04'07"E	292'
L10	N00°05'19"E	143'
L11	N68°20'17"W	286'
L12	N89°54'29"E	189'
L13	N00°05'19"E	492'
L14	N00°05'31"W	479'



**TR31609 AMD 5**  
Dated: 3/13/06  
Planner: K. Tran

**COUNTY OF RIVERSIDE**  
BOULDER SPRINGS LAND COMPANY  
TENTATIVE TRACT MAP  
No. 31609 - AMENDED  
SCHEDULE "B"

Drawn By: K&A  
Checked By: D.B.  
Scale: 1" = 100'

DWG. NO. 1  
SHEET OF 1 SHEETS

**REVISIONS**

REV	DATE	DESCRIPTION	APP
4	1/06	EXTENDED "MM" STREET SOUTHERLY, REVISED GRADING ON LOTS 21 THROUGH 46, AND 64 THROUGH 72, REVISED PRIMARY AND SECONDARY ACCESS ROADS / INDEX MAP	

**ENGINEERING**  
K & A ENGINEERING, INC.  
357 N. SHERIDAN STREET  
CORONA, CALIFORNIA 92880  
TEL: (951) 279-1800  
FAX: (951) 279-4380

**PROFESSIONAL SEAL**  
DON BERTH, P.E.  
No. 28849  
Exp. 03/31/07  
STATE OF CALIFORNIA

APPROVED  
JAN 09 2007  
BY BOARD OF SUPERVISORS





## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

#### BS-Grade. 14

#### 0010-BS-Grade-SP-NO GRADING & SUBDIVIDING (cont.)

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

### E Health

#### E Health. 1

#### 0010-E Health-SP - AMENDED NO 1

The lots in this Amended 1 map shall be connected to sanitary sewer only. PRIOR to regular map submittal to the Planning Department, a SAN 53 shall be issued by this Department.

### Fire

#### Fire. 1

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

Schedule B fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 660 feet apart in any direction, with no portion of any lot frontage more than 330 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

#### Fire. 2

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

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

#### Fire. 3

#### 0010-Fire-SP-#100-FIRE STATION

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's



## ADVISORY NOTIFICATION DOCUMENT

### Fire

**Fire. 7** **0010-Fire-SP-#95-HAZ FIRE AREA (cont.)**

special construction provisions contained in Riverside County Ordinance 787.

**Fire. 8** **0010-Fire-SP-#96-ROOFING MATERIAL**

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

**Fire. 9** **0010-Fire-SP-#97-OPEN SPACE**

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

### Flood

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

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

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

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

**Flood. 3** **0010-Flood-MAP BMP - ENERGY DISSIPATOR**

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

**Flood. 4** **0010-Flood-MAP BMP - TRASH RACKS**



## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### **Flood. 4** **0010-Flood-MAP BMP - TRASH RACKS (cont.)**

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

#### **Flood. 5** **0010-Flood-MAP CAJALCO CREEK WETLANDS**

The Cajalco Creek Wetlands per the Lake Mathews Area Drainage Plan shall be constructed prior to the issuance of grading permits or recordation for this tract per the conditions of approval for Specific Plan 229 A1 Planning Area 9.

#### **Flood. 6** **0010-Flood-MAP COORDINATE DRAINAGE DESIGN**

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

#### **Flood. 7** **0010-Flood-MAP FLOOD HAZARD REPORT**

This is a proposal to subdivide 47.3 acres into residential lots in the Cajalco Creek area. The site is located on the northside of Rider Road approximately 900 feet south of the intersection of Wood Road and Cajalco Road.. This project is within the Boulder Springs Specific Plan (SP 229) Planning Area 9.

The site is subject to potentially debris laden offsite storm flows from the hills to the south. A large portion of these flows are proposed to be collected in a debris basin and storm drain/channel at the southwest corner of the site. The upstream perimeter of the basin shall be stabilized to assure that headcutting will not occur because offsite flows could potentially flank the debris basin site. A channel is proposed along the west side of "MM" Street to collect offsite flows tributary to the southwest portion of the tract. This channel is proposed within the street right-of-way. The County Transportation

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 7

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

Department has acknowledged that they are willing to maintain the channel if it is no more than 2-feet in depth.

Drop inlets are proposed within the channel to de-water it at regular intervals.

Storm flows tributary to the back of lots that adjoin the open space to the south and east shall be collected using the following criteria: The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel.

Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street. A splash wall shall be provided on the downstream side of the interceptor drain unless a block wall with a minimum of 3 courses of block is provided at the back property line of the affected lots.

Onsite and offsite storm flows are proposed to be conveyed in a storm drain system to a proposed water quality basins to the west and north. Storm drains that do not have debris basins constructed at the upstream collection point shall be designed for a bulked flow-rate of 110 percent. These basins are located offsite within property currently (February 2006) controlled by the developer of this site. Treated flows from the basin would outlet to Cajalco Creek.

Some temporary drainage facilities may be necessary until

The Cajalco Creek Wetlands per the Lake Mathews Area Drainage Plan shall be constructed prior to the issuance of grading permits or recordation for this tract per the conditions of approval for Specific Plan 229 A1 Planning Area 9.

The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3815 per acre, the fee due will be based on the fee in effect at the time of payment.

#### Flood. 8

#### 0010-Flood-MAP INLET/OUTLET ACCESS











## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 3

#### 0010-Planning-MAP - GEO NO. 1562 (cont.)

diorite bedrock.

6. Proposed cut and fill slopes are determined to be grossly and surficially stable as designed.

GEO No. 1562 recommended:

1. The project geologist should inspect all cut slopes during site grading operations.

2. The geotechnical consultant should review the project 40-scale grading plans so as to confirm the removal of the boulders and outcrops, or provide mitigation (such as rock catchment basins, rock debris fences, etc) for those areas where a rockfall hazard exists adjacent to ascending natural topography. Also, potentially unstable and hazardous rock material should be removed from all bedrock cut slopes during grading.

3. The bedrock is expected to be nonrippable at depth in areas of fresh bedrock outcrops, such as hilltop and ridges in the southwest portion of the site. In these areas where hard bedrock exists, heavy ripping, secondary breaking, and/or blasting may be required.

GEO No. 1562 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. GEO No. 1562 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be created for this project relative to the rockfall potential, as described elsewhere in this conditions set.

#### Planning. 4

#### 0010-Planning-MAP - INADVERTENT ARCHAEO FIND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment

























## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 5

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

Cajalco Road (EW) at:  
 El Sobrante Road (NS)  
 Gavilan Road (NS)  
 Smith/Harley John Road (NS)  
 Project Access (NS)  
 Wood Road (NS)  
 Carpinus Drive (NS)  
 Alexander Street (NS)  
 Brown Street (NS)  
 Clark Street (NS)

Wood Road (NS) at:  
 Markham Street (EW)  
 Van Buren Blvd (EW)

Rider Street (EW) at:  
 Alexander Street (NS)

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. 6

#### 0010-Transportation-SP - SP229A1/IMPROVEMENTS

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

#### Transportation. 7

#### 0010-Transportation-SP - SP229A1/TS/CONDITIONS 1

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

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors'

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 7                      0010-Transportation-SP - SP229A1/TS/CONDITIONS 1 (cont.)**

approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

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

Gavilan Road (NS) at:  
Cajalco Road (EW)

Harley John Road (NS) at:  
Cajalco Road (EW)

Wood Road (NS) at:  
Van Buren Boulevard (EW)  
Markham Street (EW)  
Carpinus Drive (EW)  
Cajalco Road (EW)

Carpinus Drive (NS) at:  
Cajalco Road (EW)

Alexander Street (NS) at:  
Martin Street (EW)  
Cajalco Road (EW)

Brown Street (NS) at:  
Cajalco Road (EW)

Clark Street (NS) at:  
Cajalco 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. 8                      0010-Transportation-SP - SP229A1/WRCOG TUMF**

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

**Transportation. 8                      0010-Transportation-SP - SP229A1/WRCOG TUMF (cont.)**

with the fee schedule in effect at the time of issuance of  
a building permit, pursuant to Ordinance No. 824.

Plan: TR31609E03

Parcel: 321410011

50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050-E Health-EOT1 - REQ E HEALTH DOCUMENTS                      Not Satisfied

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

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

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

050 - E Health. 2                      0050-E Health-MAP - ANNEX FINALIZED                      Not Satisfied

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

050 - E Health. 3                      0050-E Health-MAP - HAZMAT PHASE II                      Not Satisfied

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

050 - E Health. 4                      0050-E Health-MAP - MONEY                      Not Satisfied

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

050 - E Health. 5                      0050-E Health-MAP - SEWER PLAN - COUNTY                      Not Satisfied

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

050 - E Health. 6                      0050-E Health-MAP - WATER PLAN                      Not Satisfied

Plan: TR31609E03

Parcel: 321410011

50. Prior To Map Recordation

E Health

050 - E Health. 6                      0050-E Health-MAP - WATER PLAN (cont.)                      Not Satisfied

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

050 - E Health. 7                      EOT2 - REQ E HEALTH DOCUMENTS                      Not Satisfied

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

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

Fire

050 - Fire. 1                              0050-Fire-MAP-#004-ECS-FUEL MODIFICATION                      Not Satisfied

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

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

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

The applicant or developer shall furnish one copy of the 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





Plan: TR31609E03

Parcel: 321410011

50. Prior To Map Recordation

Flood

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

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 Lake Mathews 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 BMP - MAINT & INSPECT                      Not Satisfied

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

050 - Flood. 4                      0050-Flood-MAP CAJALCO CREEK WETLANDS                      Not Satisfied

The Cajalco Creek Wetlands per the Lake Mathews Area

Plan: TR31609E03

Parcel: 321410011

50. Prior To Map Recordation

Flood

050 - Flood. 4                      0050-Flood-MAP CAJALCO CREEK WETLANDS (cont.)                      Not Satisfied  
Drainage Plan shall be constructed prior to the issuance of grading permits or recordation for this tract per the conditions of approval for Specific Plan 229 A1 Planning Area 9.

050 - Flood. 5                      0050-Flood-MAP OFFSITE EASE OR REDESIGN                      Not Satisfied  
Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

050 - Flood. 6                      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. 7                      0050-Flood-MAP SUBMIT PLANS                      Not Satisfied  
A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

050 - Flood. 8                      0050-Flood-MAP WRITTEN PERM FOR GRADING                      Not Satisfied  
Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

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 County Service Area No. 152.

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50. Prior To Map Recordation

Planning

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

050 - Planning. 2                      0050-Planning-MAP - CCOC FOR REMNDR PARCEL                      Not Satisfied

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART", as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

050 - Planning. 3                      0050-Planning-MAP - COMPLY WITH ORD 457                      Not Satisfied

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

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

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

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

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

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

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1562, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential rockfall."

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Parcel: 321410011

50. Prior To Map Recordation

Planning

050 - Planning. 6                      0050-Planning-MAP - FEE BALANCE                      Not Satisfied

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

050 - Planning. 7                      0050-Planning-MAP - FINAL MAP PREPARER                      Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 8                      0050-Planning-MAP - PREPARE A FINAL MAP                      Not Satisfied

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

050 - Planning. 9                      0050-Planning-MAP - QUIMBY FEES (1)                      Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 10                      0050-Planning-MAP - 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 20,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP

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50. Prior To Map Recordation

Planning

050 - Planning. 10                      0050-Planning-MAP - SURVEYOR CHECK LIST (cont.)                      Not Satisfied  
zone, and with the Riverside County Integrated Project  
(RCIP).

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 area shall be shown as a numbered lot on the FINAL MAP.

050 - Planning. 11                      0050-Planning-MAP - TRAILS EASEMENT                      Not Satisfied  
An offer of dedication to the County of Riverside for a fourteen foot (14') wide community trail along Rider Road shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 12                      0050-Planning-SP - CC&R PRI COMN AREA                      Not Satisfied  
Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions

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50. Prior To Map Recordation

Planning

050 - Planning. 12                      0050-Planning-SP - CC&R PRI COMN AREA (cont.)                      Not Satisfied

established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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

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

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

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

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall

Plan: TR31609E03

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50. Prior To Map Recordation

Planning

050 - Planning. 12                      0050-Planning-SP - CC&R PRI COMN AREA (cont.)                      Not Satisfied

be recorded the Planning Department with one copy retained Transportation Department - Survey Division." the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside. In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

050 - Planning. 13                      0050-Planning-SP - CC&R PUB COMN AREA                      Not Satisfied

Prior to the approval of any implementing land division

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50. Prior To Map Recordation

Planning

050 - Planning. 13                      0050-Planning-SP - CC&R PUB COMN AREA (cont.)                      Not Satisfied

project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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

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

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



Plan: TR31609E03

Parcel: 321410011

50. Prior To Map Recordation

Planning

050 - Planning. 13                      0050-Planning-SP - CC&R PUB COMN AREA (cont.)                      Not Satisfied

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

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

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

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

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

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Parcel: 321410011

50. Prior To Map Recordation

Planning

050 - Planning. 13                      0050-Planning-SP - CC&R PUB COMN AREA (cont.)                      Not Satisfied

050 - Planning. 14                      0050-Planning-SP - COMMON AREA MAINTENANCE                      Not Satisfied

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

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.
- d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following OPEN SPACE, PARKS, GREENBELTS, AND DETENTION BASINS.

050 - Planning. 15                      0050-Planning-SP - PA PROCEDURES                      Not Satisfied

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

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

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land

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Planning

050 - Planning. 15                      0050-Planning-SP - PA PROCEDURES (cont.)                      Not Satisfied  
division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

050 - Planning. 16                      0050-Planning-SP - PARK AGENCY REQD                      Not Satisfied  
PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project shall be annexed into an entity such as the County Service Area/District, Valley Wide Recreation and Open Space, or Homeowners' Association that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department. This condition shall be considered as NOT APPLICABLE if Riverside County Recreation and Parks District, County Service Area, Valley Wide or Homeowners' Association is unwilling or unable to annex the property in question.

Regional Parks and Open Space

050 - Regional Parks and Open Space-MAP - TRAIL EASEM                      Not Satisfied  
Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan.

A Community Trail (14') trail is shown generally along the northerly and westerly boundaries of the proposed project. The trails plan shall show the 14' easement and be located out of the road right-of-way.

Transportation

050 - Transportation. 1                      0050-Transportation-EOT1 - FINAL ACCESS AND MAINT                      Not Satisfied  
Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact

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Transportation

050 - Transportation. 1            0050-Transportation-EOT1 - FINAL ACCESS AND MAINT (α    Not Satisfied  
(951) 712-5494.

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

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

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

050 - Transportation. 2            0050-Transportation-MAP - ACCESS RESTRICTION            Not Satisfied  
Lot access shall be restricted on Rider Road and so noted on the final map.

050 - Transportation. 3            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. 4            0050-Transportation-MAP - CORNER CUT-BACK I            Not Satisfied  
All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 5            0050-Transportation-MAP - DEDICATIONS            Not Satisfied  
Rider Road shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 103. (44'/74')  
  
Standard knuckle for CC-Street shall be designed and constructed in conformance with Ordinance No. 461, Standard Plan 801.  
  
All interior streets shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section A (Sheet 1 of 2). (36'/56')  
  
Offset cul-de-sac streets (MM-Street) shall be designed and constructed in conformance with Ordinance No. 461, Standard

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Transportation

050 - Transportation. 5            0050-Transportation-MAP - DEDICATIONS (cont.)            Not Satisfied  
Plan 800(A).

050 - Transportation. 6            0050-Transportation-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 - Transportation. 7            0050-Transportation-MAP - IMP PLANS            Not Satisfied

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

050 - Transportation. 8            0050-Transportation-MAP - INTERSECTION/50' TANGENT            Not Satisfied

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

050 - Transportation. 9            0050-Transportation-MAP - LANDSCAPING            Not Satisfied

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

Note: The project shall comply with the landscaping conditions set forth by Planning Department.

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

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and

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Transportation

050 - Transportation. 10      0050-Transportation-MAP - LANDSCAPING APP. ANNEX (α      Not Satisfied  
Lighting Maintenance District NO. 89-1-Consolidated and/or  
Assessment District.

050 - Transportation. 11      0050-Transportation-MAP - OFF-SITE ACCESS 1      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 in accordance with County Standard No. 106, Section B (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the extension of Rider Road to the easterly section of the paved and County maintained portion of Rider Road east of Una Street.

Said off-site access road shall be the southeasterly extension of V-Street through various tracts of Boulder Springs (South and East) as depicted on the index map for the primary and secondary access roads to Rider Road.

The index map shall conform to the street layout of Parcel Map 32311 and its underlying tract maps.

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

"MM Street" shall be improved with 32 feet of asphalt concrete pavement within a 54' part-width dedicated right-of-way in accordance with County Standard No. 105, (Modified) Section A. (18'/28')

NOTE: Proposed V-Ditch adjacent to the westerly shoulder shall not exceed 2 feet in depth.

050 - Transportation. 14      0050-Transportation-MAP - SOILS 2      Not Satisfied

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

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Transportation

050 - Transportation. 14      0050-Transportation-MAP - SOILS 2 (cont.)      Not Satisfied  
    requirements within the road right-of-way.

050 - Transportation. 15      0050-Transportation-MAP - SP229A1/CETAP CORRIDOR      Not Satisfied

Cajalco Road has been identified by the Riverside County Transportation Commission as the locally preferred route for the east-west, Hemet to Corona/Lake Elsinore CETAP Corridor. The Specific Plan shall be designed to set aside a 134 foot right-of-way for Cajalco Road, and an additional 86 foot area (to be deeded to the County) north of the 134 foot right-of-way to be designated for future public use.

The street improvements to be constructed within the right-of-way shall be as determined by the Transportation Department in consultation with RCTC and Caltrans. Right-of-way and street improvements on Cajalco Road are eligible for consideration for TUMF fee credits, since Cajalco Road is a TUMF designated facility.

050 - Transportation. 16      0050-Transportation-MAP - SP229A1/PERMITS      Not Satisfied

Prior to the construction of any improvements to Cajalco Road or the recordation of any maps setting an alignment, the applicant shall obtain and provide copies of all necessary permits from the appropriate Resource Agencies indicating that permits have been issued for the construction of Cajalco Road as designed by the applicant.

050 - Transportation. 17      0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD      Not Satisfied

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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 18      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. 19      0050-Transportation-MAP - STREET SWEEPING      Not Satisfied

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

050 - Transportation. 20      0050-Transportation-MAP - STREETLIGHT PLAN      Not Satisfied

A separate streetlight plan is required for this project.

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

050 - Transportation. 21      0050-Transportation-MAP - STRIPING PLAN      Not Satisfied

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

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

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

Carpinus Drive (Starglow Drive) (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Alexander Street (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Smith/Harley John Road (NS) at:  
Cajalco Road (EW)  
With fee credit eligibility



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50. Prior To Map Recordation

Transportation

050 - Transportation. 22      0050-Transportation-MAP - TS/DESIGN (cont.)  
or as approved by the Transportation Department.

Not Satisfied

Traffic Signal Interconnect shall be provided as approved  
by the Transportation Department

Installation of the signal (s) shall be per 90.TRANS.6

050 - Transportation. 23      0050-Transportation-MAP - TS/GEOMETRICS

Not Satisfied

The intersection of Carpinus Drive/Starglow Drive (NS) and  
Cajalco Road (EW) shall be improved to provide the  
following geometrics:

Northbound: One left-turn lane and one shared  
through/right-turn lane

Southbound: N/A

Eastbound: One left-turn lane, one through lane, and one  
right-turn lane

Westbound: One left-turn lane and one through lane

The intersection of Alexander Street (NS) and Cajalco Road  
(EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and one through lane

Southbound: One left-turn lane and one through lane

Eastbound: One left-turn lane and two through lanes

Westbound: One left-turn lane and two through lanes

The intersection of Smith/Harley John Road (NS) and Cajalco  
Road (EW) shall be improved to provide the following  
geometrics:

Northbound: One shared left-turn/through/right-turn lane

Southbound: One shared left-turn/through/right-turn lane

Eastbound: One left-turn lane, one through lane, and one  
right-turn lane

Westbound: One left-turn lane and one through lane

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50. Prior To Map Recordation

Transportation

050 - Transportation. 23      0050-Transportation-MAP - TS/GEOMETRICS (cont.)      Not Satisfied

The intersection of Clark Street (NS) and Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and one through lane

Southbound: One left-turn lane and one through lane

Eastbound: One left-turn lane and two through lanes

Westbound: One left-turn lane and two through lanes

The intersection of Rider Road (EW) and Carpinus Drive/Starglow Drive (NS) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One left-turn lane and one right-turn lane

Eastbound: One left-turn lane and one through lane

Westbound: One left-turn lane and one through lane

The intersection of Rider Road (EW) and "LL" Street/Rider Road (NS) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One left-turn lane and one through lane

Eastbound: N/A

Westbound: One left-turn lane and one right-turn lane

or as approved by the Transportation Department.

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

050 - Transportation. 24      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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 24      0050-Transportation-MAP - UTILITY PLAN (cont.)      Not Satisfied

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. 25      0050-Transportation-MAP - VACATION      Not Satisfied

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Dreamglow Lane. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced 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.

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Rider Road. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced 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.

050 - Transportation. 26      0050-Transportation-MAP-PARKWAY TREES/INTER.STREE      Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Parkway trees shall be installed in the interior streets within the subdivision. Landscape plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. Parkway tree maintenance shall be annexed to Lighting and Landscaping Maintenance District, landscaping plans shall depict ONLY

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50. Prior To Map Recordation

Transportation

050 - Transportation. 26      0050-Transportation-MAP-PARKWAY TREES/INTER.STREE      Not Satisfied  
such parkway trees as are to be placed within the public  
road rights-of-way.

050 - Transportation. 27      EOT2 - FINAL ACCESS AND MAINT      Not Satisfied

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

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

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

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1      0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP      Not Satisfied

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

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

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP (cont.)                      Not Satisfied

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

060 - BS-Grade. 2                      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. 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 will be required.

060 - BS-Grade. 3                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP                      Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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. 4                      0060-BS-Grade-MAP-G2.1 GRADING BONDS                      Not Satisfied

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4                      0060-BS-Grade-MAP-G2.1 GRADING BONDS (cont.)                      Not Satisfied  
yards are exempt.

060 - BS-Grade. 5                      0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS                      Not Satisfied  
Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 6                      0060-BS-Grade-MAP-G2.3SLOPE EROS CL PLAN                      Not Satisfied  
Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

060 - BS-Grade. 7                      0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS                      Not Satisfied  
Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 8                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100                      Not Satisfied  
All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 9                      EOT2 - REQ BMP SWPPP WQMP                      Not Satisfied

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

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

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

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

Fire

060 - Fire. 1                      0060-Fire-MAP -TEMP CULDESAC                      Not Satisfied

ASPHALT CULDESAC SHALL BE INSTALLED AT END OF STREETS BY LOTS 8 AND 20 AS APPROVED BY THE RIVERSIDE COUNTY FIRE DEPT.

060 - Fire. 2                      0060-Fire-MAP-#004 FUEL MODIFICATION                      Not Satisfied

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

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

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

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60. Prior To Grading Permit Issuance

Flood

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

Tract 31609 is located within the limits of the Lake Mathews 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 BMP - FILTRATION                      Not Satisfied

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

060 - Flood. 3                      0060-Flood-MAP CAJALCO CREEK WETLANDS                      Not Satisfied

060 - Flood. 4                      0060-Flood-MAP CONSTRUCT OFFSITE FAC                      Not Satisfied

The flood protection for this project is dependent on facilities proposed by neighboring tentative maps. Therefore, plans for the necessary offsite facilities shall be approved and bonded prior to issuance of grading permits.

060 - Flood. 5                      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. 6                      0060-Flood-MAP OFFSITE EASE OR REDESIGN                      Not Satisfied

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the



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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 6                      0060-Flood-MAP OFFSITE EASE OR REDESIGN (cont.)                      Not Satisfied  
final map. If the developer cannot obtain such rights,  
the map should be redesigned to eliminate the need for the  
easement.

060 - Flood. 7                      0060-Flood-MAP PHASING                      Not Satisfied  
If the tract is built in phases, each phase shall be  
protected from the 1 in 100 year tributary storm flows.

060 - Flood. 8                      0060-Flood-MAP SUBMIT PLANS                      Not Satisfied  
A copy of the improvement plans, grading plans, BMP  
improvement plans and any other necessary documentation  
along with supporting hydrologic and hydraulic calculations  
shall be submitted to the District for review. The plans  
must receive District approval prior to the issuance of  
grading permits. All submittals shall be date stamped by  
the engineer and include a completed Flood Control Deposit  
Based Fee Worksheet and the appropriate plan check fee  
deposit.

Planning

060 - Planning. 1                      0060-Planning-MAP - FEE BALANCE                      Not Satisfied  
Prior to issuance of grading permits, the Planning  
  
Department shall determine if the deposit based fees are in  
a negative balance. If so, any outstanding fees shall be  
paid by the applicant/developer.

060 - Planning. 2                      0060-Planning-MAP - GNTCTCHR CLEARANCE                      Not Satisfied  
Prior to the issuance of any grading permit or  
recordation of any final map the applicant shall obtain  
written approval from the United States Fish and  
Wildlife Service to "take" habitat occupied by the  
California Gnatcatcher (*Polioptila californica*  
*californica*). Said approval shall be obtained through a)  
the initiation of a consultation with the United States  
Fish and Wildlife Service pursuant to Section 7 of the  
Endangered Species Act of 1973; or b) approval by the  
Secretary of the Interior of a 10(a) Permit pursuant to  
Section 10 of the Endangered Species Act of 1973; or c)  
participation in the Natural Community Conservation  
Planning program established by the State of California. A  
copy of the approval shall be submitted to the County  
Planning Department for review and clearance.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3                      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. 4                      0060-Planning-MAP - IF HUMAN REMAINS FOUND                      Not Satisfied

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

060 - Planning. 5                      0060-Planning-MAP - PECHANGA CLEARANCE                      Not Satisfied

A clearance letter from the Pechanga Band shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated November 28, 2005, summarized as follows:

1. Prior to the issuance of grading permits, the Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luiseno Indians. The Agreement shall contain provisions for the treatment of cultural and Native American human remains. It shall also contain provisions for tribal monitoring of all grading and ground-disturbing work, to be compensated by developer.

2. Tribal monitors from the Pechanga Band of Luiseno Indians shall be allowed to monitor all grading, excavation and ground breaking activities, including further archaeological surveys and testing. Tribal monitors will have the authority to stop and redirect grading activities in the event significant resources are discovered.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5                      0060-Planning-MAP - PECHANGA CLEARANCE (cont.)                      Not Satisfied

3. A qualified archaeological monitor will be present during all ground disturbing activities, and will have the authority to stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in consultation with the Pechanga Band of Luiseno Indians and their designated Tribal monitors.

4. The land owner agrees to relinquish ownership of all cultural resources, including all Luiseno sacred items, burial goods and all archaeological artifacts that are found on the Project area to the Pechanga Band of Luiseno Indians for proper treatment and disposition.

5. Prior to start of grading operations and throughout the grading process as necessary, the Developer agrees to discuss appropriate grading and ground-disturbing methods at locations with significant cultural resources, with the Pechanga Band. At the Pechanga Band's request, the Developer agrees to perform controlled excavation in areas where significant cultural resources are located, including, but not limited to, changing the size of the grade cut, slowing the grading process, utilizing alternative grading equipment, allowing additional time to recover materials, and limited controlled archaeological investigations in and immediately around the new significant finds or cultural resources.

060 - Planning. 6                      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. 7                      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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7                      0060-Planning-MAP - SKR FEE CONDITION (cont.)                      Not Satisfied

which is anticipated to be 47.3 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 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. 8                      0060-Planning-MAP - TRAILS PLAN                      Not Satisfied

Prior to the issuance of any grading permit, the applicant shall submit a trails plan to the Riverside County Parks and Open Space District for review and approval. This trails plan shall show the trail(s) as follows:

A 10' Community Trail within a landscape / trail easement located north of lots 1-8 along Rider Road.

The trail shall be outside of the road right-of-way. The trails plan shall show the trail with topography, grading, cross sections, signage program, and plans for all street crossing and under crossings.

060 - Planning. 9                      0060-Planning-SP - ACOE CLEARANCE                      Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification.

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

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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10                      0060-Planning-SP - ARCHAEO M/M PROGRAM (cont.)                      Not Satisfied  
monitoring procedures required prior to grading permits as described in the EIR are substantially complied with.

060 - Planning. 11                      0060-Planning-SP - CILS                      Not Satisfied  
PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE DEVELOPER SHALL ENTER INTO A MONITORING AND TREATMENT AGREEMENT WITH THE PECHANGA BAND OF LUISENO INDIANS. THE AGREEMENT SHALL CONTAIN PROVISIONS FOR TREATMENT OF CULTURAL RESOURCES AND NATIVE AMERICAN HUMAN REMAINS. IT SHALL ALSO CONTAIN PROVISIONS FOR TRIBAL MONITORING OF ALL GRADING AND GROUND -DISTURBING WORK, TO BE COMPENSATED BY THE DEVELOPER.

060 - Planning. 12                      0060-Planning-SP - F&G CLEARANCE                      Not Satisfied  
PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification.

060 - Planning. 13                      0060-Planning-SP - GENERAL M/M PROGRAM                      Not Satisfied  
PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for \_\_\_ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

060 - Planning. 14                      0060-Planning-SP - PALEON M/M PROGRAM                      Not Satisfied  
PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 14                      0060-Planning-SP - PALEON M/M PROGRAM (cont.)                      Not Satisfied

Planning-EPD

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

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

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

060 - Planning-EPD. 2                      0060-Planning-EPD-EPD - GNATCATCHER NESTING SURV                      Not Satisfied

Potential suitable habitat for California gnatcatcher is present onsite and this property occurs within an MSHCP Cell, thus no grading permits may be issued during the breeding season (March 1 - August 15) without written documentation that no California gnatcatchers currently inhabit this site. A presence/absence survey for this species shall be conducted by a biologist that has an MOU with EPD and the findings submitted to EPD for review prior to issuance of any grading permit.

Regional Parks and Open Space

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

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail as follows:

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60. Prior To Grading Permit Issuance

Regional Parks and Open Space

060 - Regional Parks and Open Space-0060-Regional Parks and Open Space-MAP - TRAIL PLAN (c) Not Satisfied

The trails plan shall show the trail in final and workable condition with all topography, grading, cross-sections, signage program and plans for all street crossings/under crossings.

Transportation

060 - Transportation. 1 0060-Transportation-EOT1 - FINAL WQMP FOR GRADING Not Satisfied

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

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

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

060 - Transportation. 2 EOT2 - FINAL WQMP FOR GRADING Not Satisfied

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

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

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

80. Prior To Building Permit Issuance

BS-Grade

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

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80. Prior To Building Permit Issuance

BS-Grade

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

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

Fire

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

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

080 - Fire. 2                              0080-Fire-MAP-#50C-TRACT WATER VERIFICA                              Not Satisfied

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

Approved water plans must be a the job site.

Flood

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

Tract 31609 is located within the limits of the Lake Mathews 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 PLANS                              Not Satisfied

A copy of the improvement plans, grading plans,BMP improvement plans and any other necessary documentation



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Flood

080 - Flood. 2                      0080-Flood-MAP SUBMIT PLANS (cont.)                      Not Satisfied  
along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1                      0080-Planning-MAP - 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. 2                      0080-Planning-MAP - COMMON AREA PLANS                      Not Satisfied  
Design plans for the common areas specifying the location an extent of landscaping an irrigation systems as specified in Riverside County Ordinance No. 348, Section 18.12, and Sections 19.300 through 19.304, and circulation (vehicular, pedestrian, equestrian and/or bicycle) shall be submitted during the review process for development applications, which incorporate common areas. Additionally, all proposed structures shall be shown on said plans. A land division file for the purposes of phasing or financing shall not be considered an implementing development application.

080 - Planning. 3                      0080-Planning-MAP - CONFORM FINAL SITE PLAN                      Not Satisfied  
Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

080 - Planning. 4                      0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN                      Not Satisfied  
The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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Planning

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

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).
4. There shall be a primary and secondary project entry within Planning Area No. 9. The Primary project entry will be located at the Cajalco Road access and the secondary entry monument will be located at the Rider Road access as shown within the Boulder Springs Specific Plan Amendment No. 1, Figure 16 (Primary Project Entry and Secondary Project Entry) and illustrated in exhibit 1 (Primary Monument) and exhibit 2 (Secondary Monument).

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

080 - Planning. 5                      0080-Planning-MAP - FEE BALANCE                      Not Satisfied

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

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

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of 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 Guidelines for Riverside County.

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Planning

080 - Planning. 6                      0080-Planning-MAP - FINAL SITE PLAN (cont.)

Not Satisfied

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
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

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Planning

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

8. Final Site Plan shall be in compliance with Specific Plan No. 229, Amendment No. 1.

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

080 - Planning. 7                      0080-Planning-MAP - FRONT YARD LANDSCAPING                      Not Satisfied  
All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

080 - Planning. 8                      0080-Planning-MAP - LANDSCAPE PLOT PLAN                      Not Satisfied  
The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

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

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8                      0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied  
Department. Utilities shall be placed underground.

3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.
5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.
6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.
7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.
8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)
10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8                      0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied

NOTES:

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

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

080 - Planning. 9                      0080-Planning-MAP - MODEL HOME COMPLEX                      Not Satisfied

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

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

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

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Planning

080 - Planning. 9                      0080-Planning-MAP - MODEL HOME COMPLEX (cont.)                      Not Satisfied  
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. 10                      0080-Planning-MAP - PARKING SPACES                      Not Satisfied

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

080 - Planning. 11                      0080-Planning-MAP - SCHOOL MITIGATION                      Not Satisfied

Impacts to the Val Verde School District shall be mitigated in accordance with California State law.

080 - Planning. 12                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 13                      0080-Planning-MAP - Walls/Fencing Plans                      Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers

Plan: TR31609E03

Parcel: 321410011

80. Prior To Building Permit Issuance

Planning

080 - Planning. 13                      0080-Planning-MAP - Walls/Fencing Plans (cont.)  
or baffle treatments, as approved by the Planning  
Department.

Not Satisfied

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

D. 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.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. 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



Plan: TR31609E03

Parcel: 321410011

80. Prior To Building Permit Issuance

Planning

080 - Planning. 13                      0080-Planning-MAP - Walls/Fencing Plans (cont.)                      Not Satisfied  
issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

080 - Planning. 14                      0080-Planning-SP - POST GRADING REPORT                      Not Satisfied  
PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with.

Transportation

080 - Transportation. 1                      0080-Transportation-EOT1 -WQMP AND MAINTENANCE                      Not Satisfied  
The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

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

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

080 - Transportation. 2                      0080-Transportation-MAP - GARAGE DOOR 1                      Not Satisfied  
Garage door setbacks for all residential zones shall be 20 feet for roll up doors, measured from the street right-of-way to the face of garage. If conventional swing out doors are used, an additional 4 feet will be required. Side entry garages shall comply with minimum building setback requirements.

080 - Transportation. 3                      EOT2 - WQMP AND MAINTENANCE                      Not Satisfied  
The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.  
A maintenance plan and signed maintenance agreement shall be submitted to the Transportation

Plan: TR31609E03

Parcel: 321410011

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 EOT2 - WQMP AND MAINTENANCE (cont.) Not Satisfied

Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-EOT1 - WQMP REQUIRED Not Satisfied

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

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

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

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

Plan: TR31609E03

Parcel: 321410011

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

090 - BS-Grade. 4                      EOT2 - WQMP REQUIRED                      Not Satisfied

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

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

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

Flood

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

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's 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

Plan: TR31609E03

Parcel: 321410011

90. Prior to Building Final Inspection

Flood

090 - Flood. 1                      0090-Flood-MAP BMP - EDUCATION (cont.)                      Not Satisfied  
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 OFFSITE FACILITIES                      Not Satisfied  
No occupancy permits shall be granted until the necessary offsite drainage facilities are functional.

Planning

090 - Planning. 1                      0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI                      Not Satisfied  
The land divider/permit holder shall construct a six (6) foot high decorative block wall from along the perimeter of the Tract. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2                      0090-Planning-MAP - FENCING COMPLIANCE                      Not Satisfied  
Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 3                      0090-Planning-MAP - LANDSCAPING COMPLIANCE                      Not Satisfied  
The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

090 - Planning. 4                      0090-Planning-MAP - MITIGATION MONITORING                      Not Satisfied  
The land divider/permit holder shall prepare and submit a

Plan: TR31609E03

Parcel: 321410011

90. Prior to Building Final Inspection

Planning

090 - Planning. 4                      0090-Planning-MAP - MITIGATION MONITORING (cont.)                      Not Satisfied

written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 31957.

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

090 - Planning. 5                      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 County of Riverside Economic Development Agency (EDA) for CSA No. 152.

090 - Planning. 6                      0090-Planning-MAP - ROOF RUN-OFF DISCHARGE                      Not Satisfied

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

090 - Planning. 7                      0090-Planning-MAP - SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 47.3 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Plan: TR31609E03

Parcel: 321410011

90. Prior to Building Final Inspection

Planning

090 - Planning. 7                    0090-Planning-MAP - SKR FEE CONDITION (cont.)                    Not Satisfied

090 - Planning. 8                    0090-Planning-MAP- ROLL-UP GARAGE DOORS                    Not Satisfied

All residences shall have automatic roll-up garage doors.

Planning-EPD

090 - Planning-EPD. 1                    0090-Planning-EPD-MAP - DBESP                    Not Satisfied

THE TOTAL PROJECT MITIGATION RATIO IS IDENTIFIED AS 2.4:1 FOR THE IMPACTED AREAS. A TOTAL OF 7.49 ACRES OF WETLAND/RIPARIAN/RIVERINE HABITAT WILL NEED TO BE PROVIDED PRIOR TO FINAL INSPECTION.

DOCUMENTATION SHALL INCLUDE MAPS OF IMPACTED AREAS, PHOTOGRAPHS, AND CORRESPONDENCE WITH STATE AND FEDERAL WILDLIFE AGENCIES INDICATING COMPLIANCE WITH THE APPROVED MITIGATION PLAN.

TR31607, TR31608, TR31609, TR31610, TR31611 AND TR31612 ARE CONDITIONED ACCORDINGLY, SATISFYING THIS CONDITION FOR ANY ONE OF THE ABOVEMENTIONED TRACTS SATISFIES ALL REMAINING ASSOCIATED TRACTS TO BE SET TO MET.

Transportation

090 - Transportation. 1                    0090-Transportation-EOT1 - WQMP COMP AND BNS REG                    Not Satisfied

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

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

090 - Transportation. 2                    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

Plan: TR31609E03

Parcel: 321410011

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2            0090-Transportation-MAP - 80% COMPLETION (cont.)            Not Satisfied  
    according to the limits indicated in the  
    improvement plans and as noted elsewhere in these  
    conditions.

- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- 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. 3            0090-Transportation-MAP - STREET LIGHTS 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).

Plan: TR31609E03

Parcel: 321410011

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4            0090-Transportation-MAP - STREET SWEEPING            Not Satisfied

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

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

Prior to the final building inspection of the first dwelling unit, the following traffic signal(s) shall be installed and operational:

Carpinus Drive (Starglow Drive) (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Alexander Street (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Smith/Harley John Road (NS) at:  
Cajalco Road (EW)  
With fee credit eligibility

or as approved by the Transportation Department

Traffic Signal Interconnect shall be provided as approved by the Transportation Department.

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

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

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.



Plan: TR31609E03

Parcel: 321410011

90. Prior to Building Final Inspection

Transportation

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

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

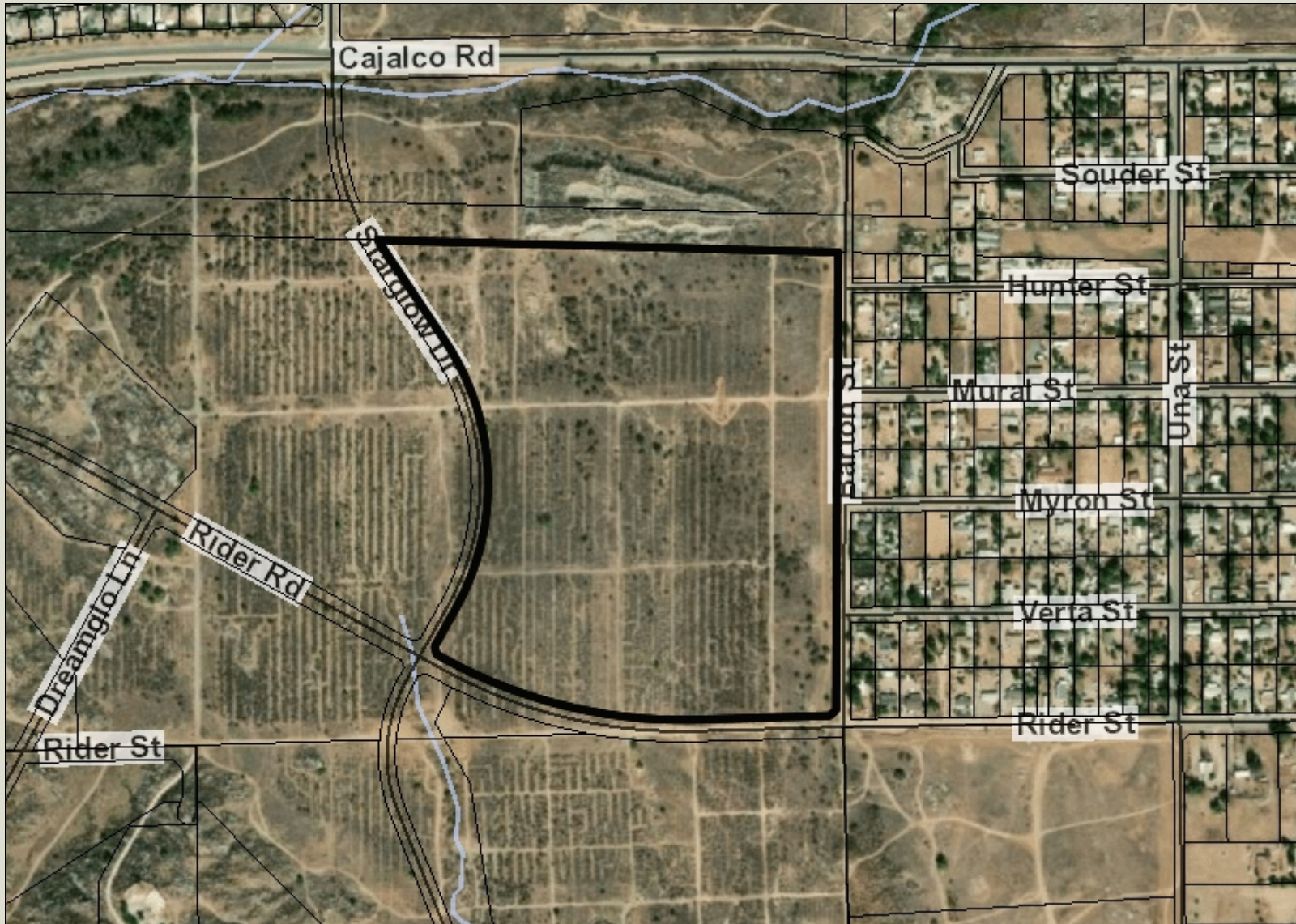
Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 8            EOT2 - WQMP COMP AND BNS REG            Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

# TR31610E03

## Vicinity Map



### Legend

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



**\*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.

0 752 1,505 Feet

REPORT PRINTED ON... 8/30/2022 9:03:52 AM

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### Notes

# TENTATIVE TRACT No. 31610

## AMENDED COUNTY OF RIVERSIDE

**OWNER**  
BOULDER SPRINGS VENTURES, LLC  
5023 NORTH PARKWAY CALABASAS  
CALABASAS, CA 91302  
PHONE: (818) 876-3000  
FAX: (818) 876-9789  
PROJECT MANAGER: CHRISTOPHER REY

**APPLICANT**  
BOULDER SPRINGS LAND COMPANY  
5023 NORTH PARKWAY CALABASAS  
CALABASAS, CA 91302  
PHONE: (818) 876-3000  
FAX: (818) 876-9789  
PROJECT MANAGER: CHRISTOPHER REY

**DATE PREPARED**  
MAY, 2005

**ENGINEER**  
K & A ENGINEERING, INC.  
357 N. SHERIDAN STREET, SUITE 117  
CORONA, CA 92680  
PHONE: (951) 279-1800  
PROJECT MANAGER: DON BERGH, P.E.

**CONTIGUOUS OWNERSHIP STATEMENT**  
OWNER CURRENTLY OWNS ADJOINING LOTS 11, 12 AND 13 OF TRACT 23536

**UTILITIES AND SERVICES**

AGENCY SERVING THE AREA	PRESENT
ELECTRIC	SOUTHERN CALIFORNIA EDISON
GAS	THE GAS CO.
TELEPHONE	GENERAL TELEPHONE
CABLE TV	WESTERN MUNICIPAL WATER DISTRICT
WATER	WESTERN MUNICIPAL WATER DISTRICT
SEWER	WESTERN MUNICIPAL WATER DISTRICT
SCHOOL DIST.	VAL VERDE UNIFIED SCHOOL DISTRICT

**LEGAL DESCRIPTION**  
A PORTION OF THE SOUTH EAST 1/4 SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF LOTS 9 AND 10 OF TRACT NO. 23536, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 238, PAGE 71 THROUGH 84 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PROPERTY LOCATION**  
SOUTH OF CALCALO ROAD, BETWEEN LAKE MATHEWS AND THE ESCONDO PWT-125.

**ASSESSOR'S PARCEL NUMBER**  
321-140-02 AND 321-140-019

**SECTIONS, TOWNSHIPS AND RANGES**  
PORTION OF SECTION 8, T.4S, R.4W

**THOMAS BROTHERS MAP**  
RIVERSIDE COUNTY (2005) PAGE 776, E-3, F-3 & F-4

**PROPERTY ACREAGE**  
70.1 ACRES (NET & GROSS)

**EARTHWORK QUANTITY ESTIMATE**  
139,589 C.Y. CUT  
44,071 C.Y. FILL  
THIS MAP IS TO BE GRADED CONCURRENTLY WITH ADJOINING TENTATIVE TRACT MAPS 31607, 31608, 31609, 31610 AND 31612 FOR ON-SITE BALANCE WITHIN S.P. 229 (BOULDER SPRINGS-SOUTH).

**EXISTING GENERAL PLAN DESIGNATIONS**  
2 DU/AC DEVELOPMENTAL LOTS PER ACRE LAKE MATHEWS COMMUNITY PLAN

**SPECIFIC PLAN**  
SP 229 - AMENDMENT NO. 1 ADOPTED MAY 03, 2004 PLANNING AREA 7 (165 LOTS)

**PRESENT USE**  
VACANT LAND

**PROPOSED USE**  
RESIDENTIAL COMMUNITY  
165 RESIDENTIAL LOTS  
3 OPEN SPACE LOTS

**EXISTING & PROPOSED ZONING**  
SP 229 - AMENDMENT NO. 1 PLANNING AREA 7

**PROPOSED IMPROVEMENT SCHEDULE**  
SCHEDULE "A"

**PROPOSED STORM DRAINS**  
PROPOSED STORM DRAIN SYSTEMS SHALL BE MAINTAINED BY ROTO OR R.C.C. & W.C.D.

**WELLS**  
THERE ARE NO KNOWN EXISTING WELLS ON SITE OR WITHIN 200 FEET OF PROPERTY.

**FLOOD PLAN**  
PROJECT SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD THERE ARE NO FEMA HAZARDOUS FLOOD PLANS OR FLOOD WAYS ON THE PROJECT SITE. FLOOD PLANS NO. 10808-A AND 10809-A ARE TRICED PER INSTRUMENT NO. 136110. THERE ARE NO OPEN CHANNELS - EXISTING OR PROPOSED WITHIN PROJECT SITE.

**GEOLOGIC HAZARD NOTE**  
PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS. PROJECT IS NOT IN SPECIAL STUDIES ZONE.

**COMMUNITY SERVICES DISTRICT**  
PROJECT SITE IS WITHIN RSA 46.3 PROJECT SITE IS WITHIN CSA 17

**RIGHTS-OF-WAY**  
EXISTING RIGHT-OF-WAY: RIDER ROAD (80') IS FULLY DEDICATED.  
ALL INTERSECTIONS ARE AT 90° UNLESS OTHERWISE INDICATED.

**NOTES**  
THE FINAL DESIGN OF THIS PROJECT WILL CONSIDER AND COMPLY WITH NOTES SUPPLEMENT "A" ALL NUSSANCE FLOW AND FIRST FLOOR STORM FLOW WILL BE TREATED WITHIN THE WATER QUALITY BASIN PRIOR TO RELEASING INTO CALCALO CREEK.

**AERIAL TOPOGRAPHY BY**  
AEROMAP MAPPING CORPORATION  
673 S. COOLEY DR. SUITE 102  
COLTON, CA 92324  
(951) 887-9954  
DATE: SEPT. 2000

**EASEMENT NOTES**  
CA 10' EASEMENT FOR UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY PER INSTRUMENT NO. 120493, RECORDED NOVEMBER 21, 1969 (TO BE VACATED UPON RELOCATION OF UTILITIES TO ROADWAYS).  
CA 10' EASEMENT FOR OVERHEAD, UNDERGROUND ELECTRICAL SUPPLY SYSTEMS, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY PER INSTRUMENT NO. 150108, RECORDED DECEMBER 1, 1975 (TO BE VACATED UPON RELOCATION OF UTILITIES TO ROADWAYS).  
30' EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO BURBANK GREEN AND URBAN L. GREEN, CAROLE GREEN FISHERS, GARY B. GREEN AND GARY L. GREEN AS TRICED PER INSTRUMENT NO. 136110, RECORDED OCTOBER 25, 1974 (TO BE REALIGNED WITH PROPOSED ROADWAYS).  
30' EASEMENT FOR ROAD PURPOSES TO EASTERN MUNICIPAL WATER DISTRICT PER INSTRUMENT NO. 87087, RECORDED JULY 28, 1965 (TO BE VACATED UPON RELOCATION OF IRRIGATION WATER LINE).

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N02°58'42"E	349
L2	N02°58'09"E	381
L3	N75°24'22"W	289
L4	N88°20'46"E	78
L5	N11°15'41"E	152
L6	N40°24'49"W	74
L7	N72°42'17"W	137
L8	N82°50'02"W	198
L9	N82°50'53"E	854
L10	N82°50'02"W	1037
L11	N82°50'02"E	81
L12	N43°15'00"W	137
L13	N02°58'31"E	77
L14	N11°15'02"W	217
L15	N24°12'16"E	62
L16	N40°24'32"W	304
L17	N82°50'53"E	174
L18	N82°50'02"W	190
L19	N88°24'37"E	392
L20	N14°44'20"E	78
L21	N82°50'02"W	631
L22	N82°50'53"E	742
L23	N82°50'02"W	353

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	83°44'23"	700'	1023'	627'
C2	28°12'22"	1500'	682'	349'
C3	13°02'32"	3000'	244'	121'
C4	51°24'30"	3000'	269'	144'
C5	107°16'16"	300'	552'	359'
C6	102°18'15"	900'	1216'	877'
C7	80°02'00"	300'	471'	300'
C8	32°44'33"	300'	187'	97'
C9	54°15'45"	300'	201'	107'
C10	162°28'22"	1100'	623'	300'
C11	182°20'32"	300'	87'	49'
C12	40°28'19"	1000'	714'	321'
C13	63°32'33"	53'	60'	34'
C14	47°24'30"	300'	248'	137'
C15	88°24'30"	300'	212'	102'
C16	172°32'22"	300'	81'	46'
C17	80°02'00"	53'	83'	53'

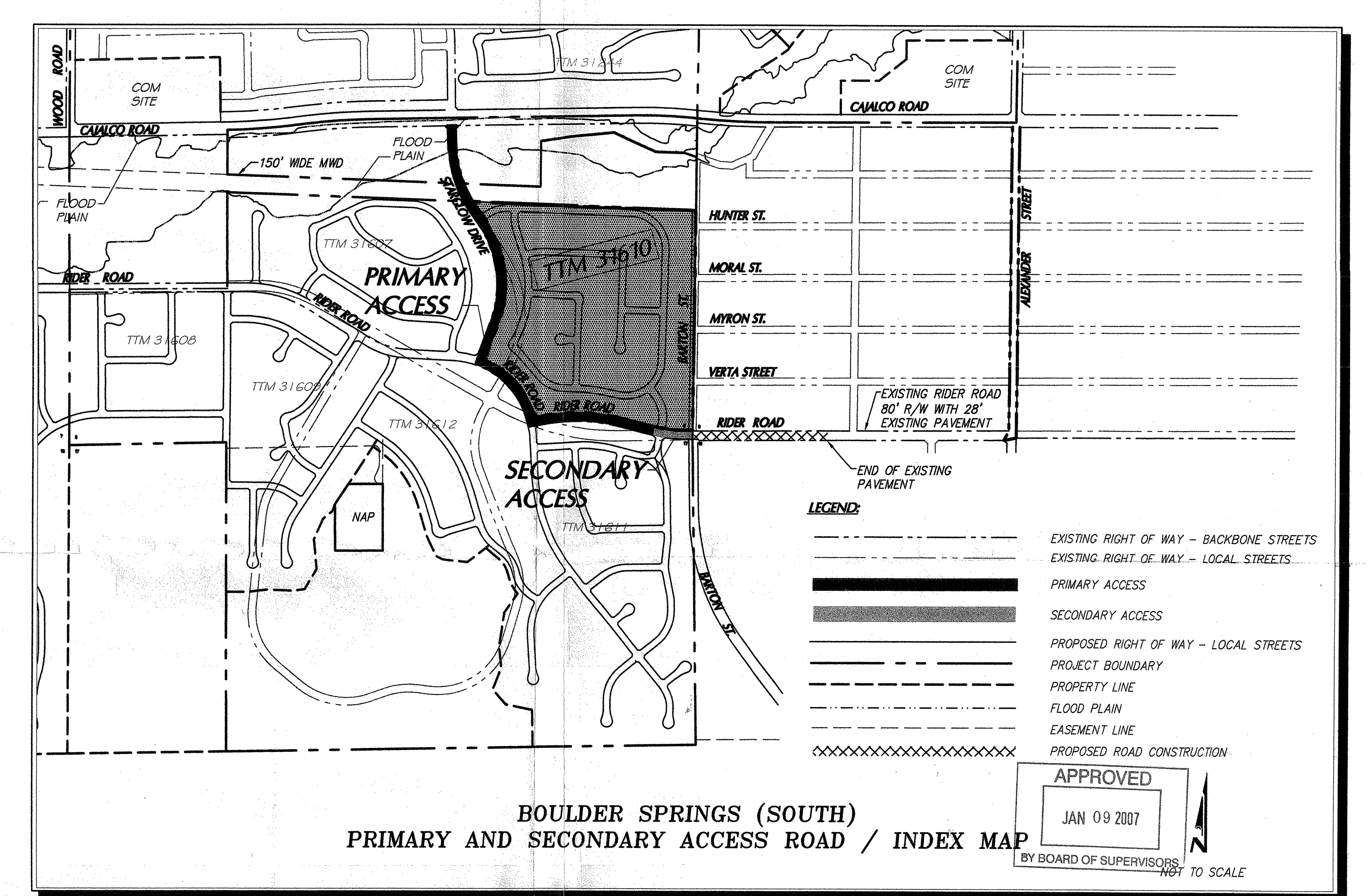
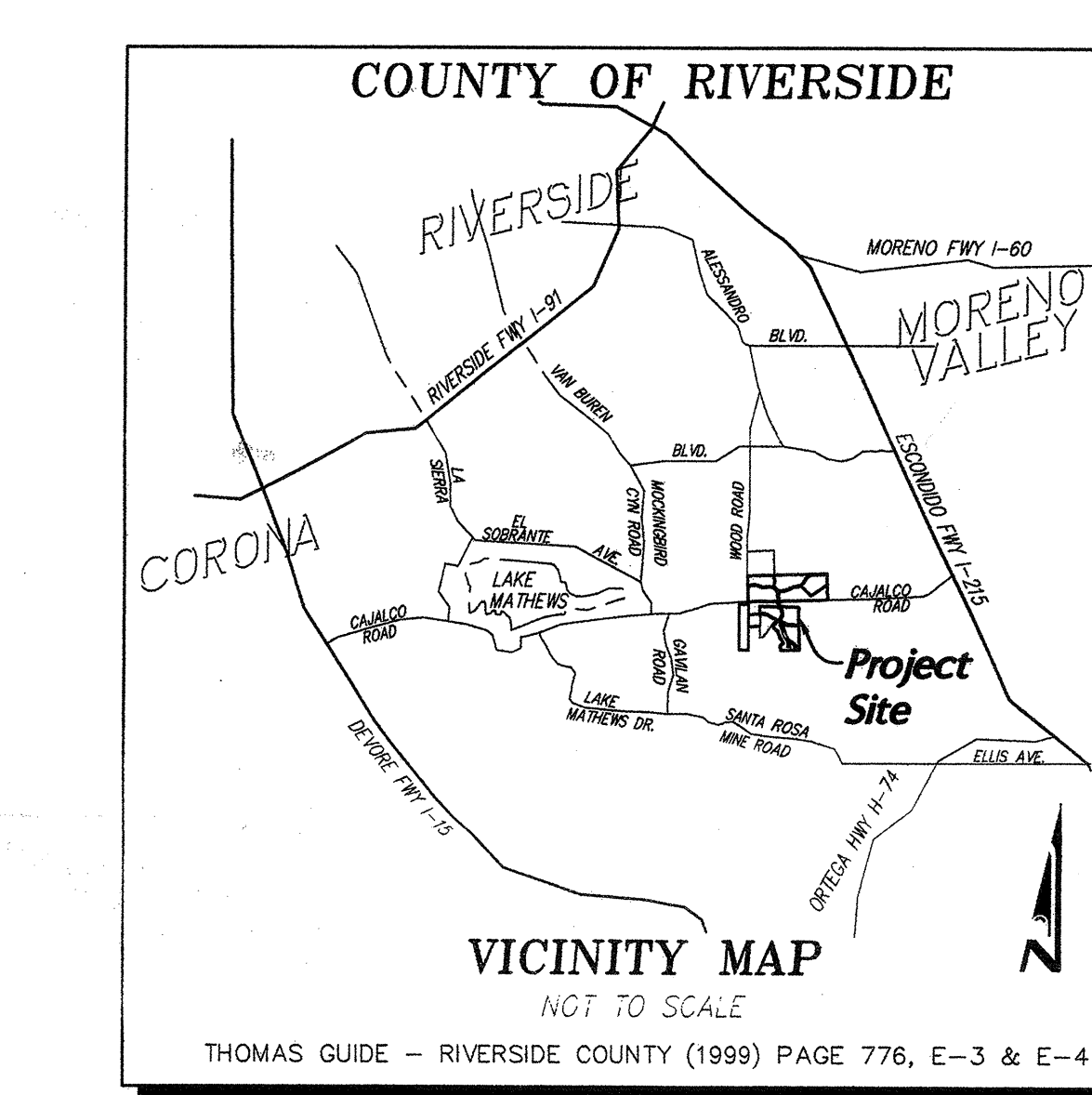
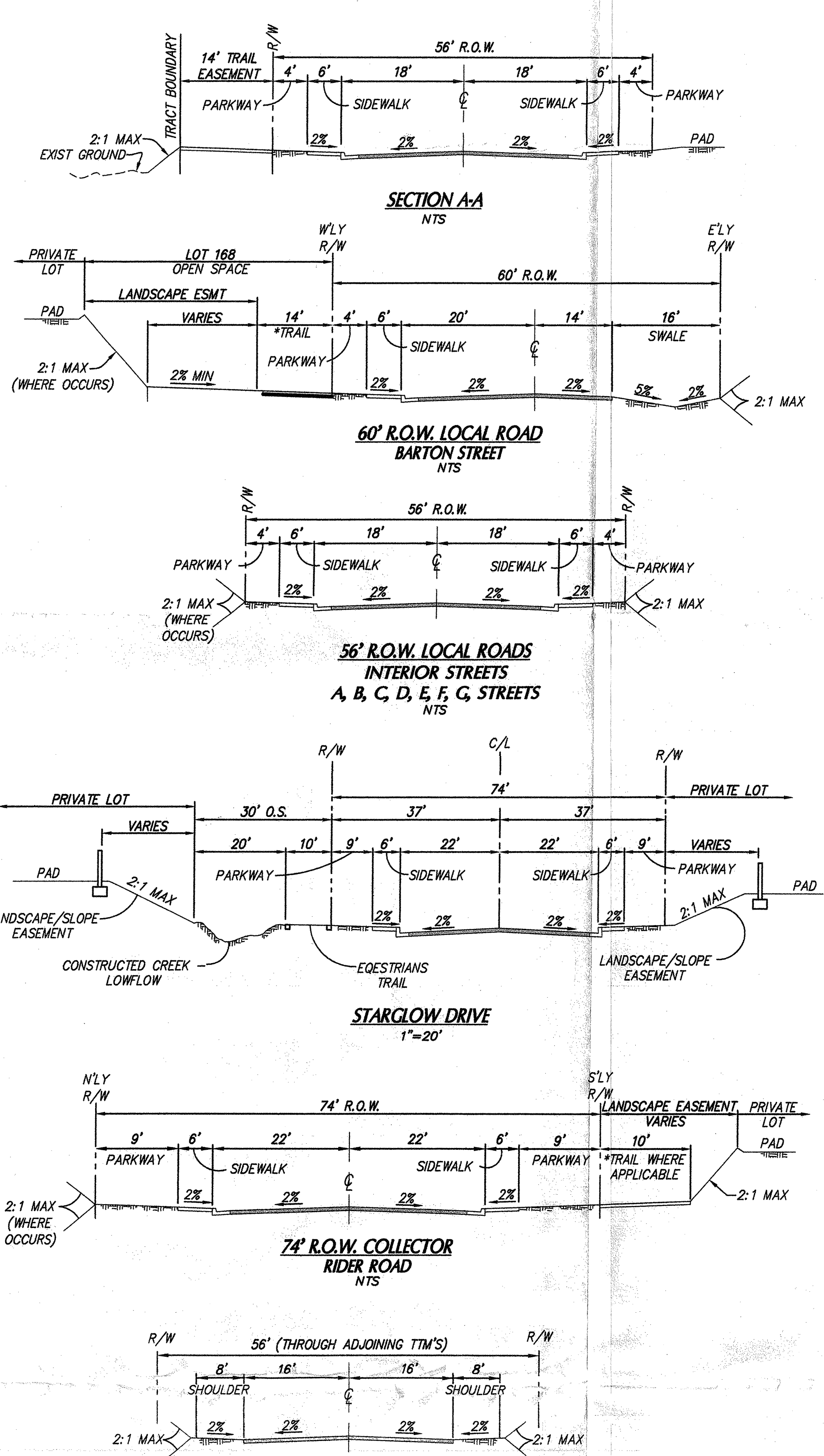
**STREET INTERSECTIONS DISTANCE**

STREET INTERSECTIONS	DISTANCE
STARLOW DRIVE & RIDER RD TO RIDER RD & RIDER RD	701.27'
RIDER RD & RIDER RD TO RIDER RD & C STREET	116.20'
RIDER RD & C STREET TO RIDER RD & BARTON STREET	356.57'
RIDER RD & BARTON STREET TO BARTON & VERTIA STREET	431.17'
BARTON & VERTIA STREET TO BARTON & MYRON STREET	435.98'
BARTON & MYRON STREET TO BARTON & MURAL STREET	440.20'
BARTON & MURAL STREET TO BARTON & HUNTER STREET	442.58'
BARTON & HUNTER ST TO BARTON ST & N TRACT BNDRY	133.82'
STARLOW DRIVE & A STREET TO A & B STREET	314.41'
A & B STREET TO A & C STREET	388.55'
A & C STREET TO A/B & C STREET	674.47'
B & E STREET TO B & F STREET	634.24'
B & C STREET TO B & E STREET	155.20'
B & D STREET TO B & E STREET	298.46'
B & E STREET TO B & D STREET	336.07'
B & C STREET TO B & D STREET	430.21'
B & D STREET TO B & A STREET	408.02'
B & D STREET TO D & F STREET	1299.39'
D & F STREET TO D STREET (30'-SAC)	388.53'
D & F STREET TO A & F STREET	353.46'
B & C STREET TO C STREET & RIDER ROAD	418.05'
C & B STREET TO C STREET (30'-SAC)	155.00'
STARLOW DR & RIDER RD TO STARLOW DR & A STREET	1278.03'

**LOT DESCRIPTION**

LOT NO.	OVERALL LOT PAD AREA	LOT NO.	OVERALL LOT PAD AREA	LOT NO.	OVERALL LOT PAD AREA	LOT NO.	OVERALL LOT PAD AREA	LOT NO.	OVERALL LOT PAD AREA
1	15,281 S.F. 13,213 S.F.	31	12,092 S.F. 10,630 S.F.	61	12,055 S.F. 10,783 S.F.	91	16,946 S.F. 11,392 S.F.	121	15,808 S.F. 13,384 S.F.
2	13,609 S.F. 12,402 S.F.	32	12,092 S.F. 10,630 S.F.	62	12,055 S.F. 10,640 S.F.	92	12,400 S.F. 10,083 S.F.	122	14,200 S.F. 10,352 S.F.
3	15,783 S.F. 14,447 S.F.	33	12,092 S.F. 10,630 S.F.	63	12,055 S.F. 10,653 S.F.	93	12,616 S.F. 10,360 S.F.	123	14,943 S.F. 12,720 S.F.
4	15,208 S.F. 14,092 S.F.	34	12,092 S.F. 10,630 S.F.	64	12,474 S.F. 11,224 S.F.	94	14,023 S.F. 10,890 S.F.	124	16,403 S.F. 12,785 S.F.
5	12,308 S.F. 9,819 S.F.	35	12,092 S.F. 10,630 S.F.	65	16,611 S.F. 15,411 S.F.	95	11,003 S.F. 9,814 S.F.	125	16,863 S.F. 14,212 S.F.
6	19,640 S.F. 16,801 S.F.	36	12,429 S.F. 12,824 S.F.	66	19,134 S.F. 18,505 S.F.	96	12,616 S.F. 11,001 S.F.	126	13,636 S.F. 13,029 S.F.
7	16,553 S.F. 15,390 S.F.	37	14,045 S.F. 13,709 S.F.	67	14,045 S.F. 13,100 S.F.	97	14,590 S.F. 11,155 S.F.	127	15,482 S.F. 14,081 S.F.
8	13,473 S.F. 12,405 S.F.	38	14,045 S.F. 13,361 S.F.	68	12,653 S.F. 12,715 S.F.	98	12,616 S.F. 11,259 S.F.	128	12,169 S.F. 9,606 S.F.
9	13,941 S.F. 12,106 S.F.	39	14,045 S.F. 13,361 S.F.	69	13,473 S.F. 12,106 S.F.	99	16,584 S.F. 11,686 S.F.	129	16,584 S.F. 11,686 S.F.
10	13,908 S.F. 11,891 S.F.	40	12,106 S.F. 11,317 S.F.	70	12,106 S.F. 11,715 S.F.	100	16,583 S.F. 12,289 S.F.	130	12,146 S.F. 9,159 S.F.
11	12,944 S.F. 11,317 S.F.	41	12,106 S.F. 11,317 S.F.	71	12,106 S.F. 11,317 S.F.	101	11,252 S.F. 9,856 S.F.	131	12,856 S.F. 11,251 S.F.
12	12,944 S.F. 11,316 S.F.	42	12,073 S.F. 11,346 S.F.	72	12,073 S.F. 9,916 S.F.	102	12,122 S.F. 11,690 S.F.	132	13,955 S.F. 10,467 S.F.
13	12,944 S.F. 11,317 S.F.	43	12,073 S.F. 11,317 S.F.	73	13,485 S.F. 12,073 S.F.	103	12,160 S.F. 11,674 S.F.	133	13,107 S.F. 11,768 S.F.
14	12,944 S.F. 11,317 S.F.	44	12,679 S.F. 11,841 S.F.	74	12,679 S.F. 11,841 S.F.	104	12,679 S.F. 11,841 S.F.	134	12,679 S.F. 11,841 S.F.
15	12,944 S.F. 11,317 S.F.	45	12,679 S.F. 11,841 S.F.	75	12,679 S.F. 11,841 S.F.	105	12,160 S.F. 11,841 S.F.	135	12,046 S.F. 11,240 S.F.
16	12,944 S.F. 11,317 S.F.	46	12,679 S.F. 11,841 S.F.	76	12,679 S.F. 11,841 S.F.	106	12,160 S.F. 11,841 S.F.	136	12,160 S.F. 11,841 S.F.
17	12,944 S.F. 11,317 S.F.	47	12,679 S.F. 11,841 S.F.	77	12,679 S.F. 11,841 S.F.	107	12,160 S.F. 11,841 S.F.	137	12,279 S.F. 11,141 S.F.
18	12,944 S.F. 11,317 S.F.	48	12,679 S.F. 11,841 S.F.	78	12,679 S.F. 11,841 S.F.	108	12,160 S.F. 11,841 S.F.	138	12,160 S.F. 11,841 S.F.
19	12,944 S.F. 11,317 S.F.	49	12,679 S.F. 11,841 S.F.	79	12,679 S.F. 11,841 S.F.	109	12,160 S.F. 11,841 S.F.	139	12,226 S.F. 10,307 S.F.
20	12,944 S.F. 11,317 S.F.	50	12,741 S.F. 11,317 S.F.	80	13,367 S.F. 10,989 S.F.	110	12,160 S.F. 11,841 S.F.	140	12,160 S.F. 11,841 S.F.
21	12,944 S.F. 11,317 S.F.	51	14,131 S.F. 14,564 S.F.	81	12,160 S.F. 11,841 S.F.	111	11,558 S.F. 12,461 S.F.	141	12,303 S.F. 10,386 S.F.
22	12,944 S.F. 11,317 S.F.	52	14,564 S.F. 14,723 S.F.	82	12,160 S.F. 11,841 S.F.	112	12,033 S.F. 9,048 S.F.	142	14,647 S.F. 10,789 S.F.
23	12,944 S.F. 11,317 S.F.	53	12,944 S.F. 12,400 S.F.	83	12,160 S.F. 11,841 S.F.	113	11,613 S.F. 12,057 S.F.	143	12,160 S.F. 11,841 S.F.
24	12,944 S.F. 11,317 S.F.	54	12,944 S.F. 9,896 S.F.	84	12,160 S.F. 11,841 S.F.	114	12,288 S.F. 9,840 S.F.	144	12,709 S.F. 11,319 S.F.
25	12,944 S.F. 11,317 S.F.	55	12,092 S.F. 10,649 S.F.	85	12,160 S.F. 11,841 S.F.	115	12,092 S.F. 9,624 S.F.	145	14,624 S.F. 11,442 S.F.
26	12,944 S.F. 11,317 S.F.	56	12,480 S.F. 10,645 S.F.	86	12,160 S.F. 11,841 S.F.	116	12,813 S.F. 8,700 S.F.	146	14,764 S.F. 14,749 S.F.
27	12,944 S.F. 11,317 S.F.	57	12,092 S.F. 10,600 S.F.	87	12,092 S.F. 10,600 S.F.	117	12,092 S.F. 10,600 S.F.	147	14,764 S.F. 14,749 S.F.
28	12,944 S.F. 11,317 S.F.	58	12,378 S.F. 11,226 S.F.	88	15,542 S.F. 12,824 S.F.	118	16,268 S.F. 13,851 S.F.	148	12,167 S.F. 10,662 S.F.
29	12,944 S.F. 11,317 S.F.	59	12,092 S.F. 10,590 S.F.	89	22,493 S.F. 15,365 S.F.	119	16,137 S.F. 16,133 S.F.	149	12,261 S.F. 10,513 S.F.
30	12,944 S.F. 11,317 S.F.	60	12,092 S.F. 10,677 S.F.	90	22,112 S.F. 14,977 S.F.	120	12,223 S.F. 15,554 S.F.	150	12,160 S.F. 10,575 S.F.

\* - LOT EXCEEDS LENGTH TO WIDTH RATIO, REQUIRES VARIANCE.



**TR31610 AMD 3**  
Dated: 1/24/06  
Planner: K. Tian

**COUNTY OF RIVERSIDE**  
BOULDER SPRINGS LAND COMPANY  
TENTATIVE TRACT MAP  
No. 31610 - AMENDED  
SCHEDULE "A"

APPROVED  
JAN 09 2007  
BY BOARD OF SUPERVISORS TO SCALE

**ENGINEERING**  
LAND PLANNING  
SURVEYING  
K & A ENGINEERING, INC.  
357 N. SHERIDAN STREET  
SUITE 117  
CORONA, CALIFORNIA 92680  
TEL: (951) 279-1800  
FAX: (951) 279-1800

Drawn By: KJA  
Checked By: D.B.  
Scale: 1" = 100'

DWG. NO.  
SHEET 1  
OF 7 SHEETS

SEP 2 2 2006







## ADVISORY NOTIFICATION DOCUMENT

### Fire

**Fire. 4** **0010-Fire-SP-#47 SECONDARY ACCESS (cont.)**

Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

**Fire. 5** **0010-Fire-SP-#71-ADVERSE IMPACTS**

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

**Fire. 6** **0010-Fire-SP-#86-WATER MAINS**

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

**Fire. 7** **0010-Fire-SP-#95-HAZ FIRE AREA**

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

**Fire. 8** **0010-Fire-SP-#96-ROOFING MATERIAL**

All buildings shall be constructed with fire retardant roofing material as described in ection 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department







## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### **Flood. 7** **0010-Flood-MAP FLOOD HAZARD REPORT (cont.)**

Drainage Plan shall be constructed prior to the issuance of grading permits or recordation for this tract per the conditions of approval for Specific Plan 229 A1 Planning Area 7.

The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3815 per acre, the fee due will be based on the fee in effect at the time of payment.

#### **Flood. 8** **0010-Flood-MAP INLET/OUTLET ACCESS**

Provide vehicular access to the flowline at inlet and outlet for all District maintained facilities. A turnaround shall be provided outside of the nuisance flow area.

#### **Flood. 9** **0010-Flood-MAP INTERCEPTOR DRAIN CRITERIA**

The criteria for maintenance access of terrace/interceptor is as follows:  
flows between 1-5 cfs shall have a 5-foot wide access road,  
flows between 6-10 cfs shall be a minimum 6-foot rectangular channel.  
Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

#### **Flood. 10** **0010-Flood-MAP MAJOR FACILITIES**

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

#### **Flood. 11** **0010-Flood-MAP MAJOR FACILITIES - ADP**

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Lake Mathews Area Drainage Plan, the developer shall









## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 3

#### 0010-Planning-MAP - GEO NO. 1563 (cont.)

GEO No. 1563 concluded:

- 1.The nearest active fault to the site is the Elsinore Fault Zone located about 17.8 kilometers southwest of the site.
- 2.The UBC seismic design parameters are presented in Appendix F of the report.
- 3.Portions of the site underlain by alluvium have a potential for liquefaction. These areas are delineated on plate 1, Geologic/Geotechnical Map in the response report referenced above.
- 4.The quartz diorite bedrock underlying the site is not subject to liquefaction.
- 5.There is a potential rockfall hazard in the proposed cut slopes.
- 6.Proposed cut and fill slopes are determined to be grossly and surficially stable as designed.

GEO No. 1563 recommended:

- 1.The project geologist should inspect all cut slopes during site grading operations.
- 2.Mitigation of liquefaction potential may include one or more of the following: 1. Removal and recompaction of unsuitable soils; 2. In-situ ground stabilization; 3. Reinforced and rigid foundation systems; 4. Installation of sub-drainage systems; 5. Structural setbacks.
- 3.The bedrock is expected to be nonrippable at depth in areas of fresh bedrock outcrops. In these areas where hard bedrock exists, heavy ripping, secondary breaking, and/or blasting may be required.
- 4.The liquefaction potential should be further evaluated by the geotechnical consultant when 40-scale grading plans have been prepared.

GEO No. 1563 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. GEO No. 1563 is hereby

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 3

#### 0010-Planning-MAP - GEO NO. 1563 (cont.)

accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be created for this project relative to the liquefaction potential and rockfall hazards, as described elsewhere in this conditions set.

#### Planning. 4

#### 0010-Planning-MAP - INADVERTENT ARCHAEO FIND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of 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 mitigation.





















## ADVISORY NOTIFICATION DOCUMENT

### Transportation

**Transportation. 3                      0010-Transportation-MAP - OFF-SITE PHASE (cont.)**

**Transportation. 3                      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. 4                      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 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. 5                      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 Comprehensive 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.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 5

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

Cajalco Road (EW) at:  
 El Sobrante Road (NS)  
 Gavilan Road (NS)  
 Smith/Harley John Road (NS)  
 Project Access (NS)  
 Wood Road (NS)  
 Carpinus Drive (NS)  
 Alexander Street (NS)  
 Brown Street (NS)  
 Clark Street (NS)

Wood Road (NS) at:  
 Markham Street (EW)  
 Van Buren Blvd (EW)

Rider Street (EW) at:  
 Alexander Street (NS)

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. 6

#### 0010-Transportation-SP - SP229A1/IMPROVEMENTS

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

#### Transportation. 7

#### 0010-Transportation-SP - SP229A1/TS/CONDITIONS 1

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

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors'

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 7                      0010-Transportation-SP - SP229A1/TS/CONDITIONS 1 (cont.)**

approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

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

Gavilan Road (NS) at:  
Cajalco Road (EW)

Harley John Road (NS) at:  
Cajalco Road (EW)

Wood Road (NS) at:  
Van Buren Boulevard (EW)  
Markham Street (EW)  
Carpinus Drive (EW)  
Cajalco Road (EW)

Carpinus Drive (NS) at:  
Cajalco Road (EW)

Alexander Street (NS) at:  
Martin Street (EW)  
Cajalco Road (EW)

Brown Street (NS) at:  
Cajalco Road (EW)

Clark Street (NS) at:  
Cajalco 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. 8                      0010-Transportation-SP - SP229A1/WRCOG TUMF**

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

**Transportation. 8                      0010-Transportation-SP - SP229A1/WRCOG TUMF (cont.)**

with the fee schedule in effect at the time of issuance of  
a building permit, pursuant to Ordinance No. 824.

Plan: TR31610E03

Parcel: 321140020

50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050-E Health-EOT1 - REQ E HEALTH DOCUMENTS                      Not Satisfied

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

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

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

050 - E Health. 2                      0050-E Health-MAP - ANNEX FINALIZED                      Not Satisfied

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

050 - E Health. 3                      0050-E Health-MAP - HAZMAT PHASE II                      Not Satisfied

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

050 - E Health. 4                      0050-E Health-MAP - MONEY                      Not Satisfied

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

050 - E Health. 5                      0050-E Health-MAP - SEWER PLAN - COUNTY                      Not Satisfied

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

050 - E Health. 6                      0050-E Health-MAP - WATER PLAN                      Not Satisfied

Plan: TR31610E03

Parcel: 321140020

50. Prior To Map Recordation

E Health

050 - E Health. 6                      0050-E Health-MAP - WATER PLAN (cont.)                      Not Satisfied

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

050 - E Health. 7                      EOT2 - REQ E HEALTH DOCUMENTS                      Not Satisfied

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

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

Fire

050 - Fire. 1                              0050-Fire-MAP-#004-ECS-FUEL MODIFICATION                      Not Satisfied

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

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

050 - Fire. 2                              0050-Fire-MAP-#43-ECS-ROOFING MATERIAL                      Not Satisfied

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



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50. Prior To Map Recordation

Flood

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

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 Lake Mathews 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 BMP - MAINT & INSPECT                      Not Satisfied

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of



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Flood

050 - Flood. 3                      0050-Flood-MAP BMP - MAINT & INSPECT (cont.)                      Not Satisfied  
the CC&R's shall be submitted to the District for review  
and approval.

050 - Flood. 4                      0050-Flood-MAP CAJALCO CREEK WETLANDS                      Not Satisfied  
The Cajalco Creek Wetlands per the Lake Mathews Area  
Drainage Plan shall be constructed prior to the issuance of  
grading permits or recordation for this tract per the  
conditions of approval for Specific Plan 229 A1 Planning  
Area 7.

050 - Flood. 5                      0050-Flood-MAP OFFSITE EASE OR REDESIGN                      Not Satisfied  
Offsite drainage facilities shall be located within  
dedicated drainage easements obtained from the affected  
property owner(s). Document(s) shall be recorded and a  
copy submitted to the District prior to recordation of the  
final map. If the developer cannot obtain such rights,  
the map should be redesigned to eliminate the need for the  
easement.

050 - Flood. 6                      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. 7                      0050-Flood-MAP SUBMIT PLANS                      Not Satisfied  
A copy of the improvement plans, grading plans, final map,  
environmental constraint sheet, BMP improvement plans, and  
any other necessary documentation along with supporting  
hydrologic and hydraulic calculations shall be submitted to  
the District for review. All submittals shall be date  
stamped by the engineer and include a completed Flood  
Control Deposit Based Fee Worksheet and the appropriate  
plan check fee deposit.

050 - Flood. 8                      0050-Flood-MAP WRITTEN PERM FOR GRADING                      Not Satisfied  
Written permission shall be obtained from the affected  
property owners allowing the proposed grading and/or  
facilities to be installed outside of the tract boundaries.  
A copy of the written authorization shall be submitted to  
the District for review and approval.

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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 County Service Area No. 152.

050 - Planning. 2                      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. 3                      0050-Planning-MAP - ECS ROCKFALL                      Not Satisfied

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

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1563, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential rockfall."

050 - Planning. 4                      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. 5                      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. 6                      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

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Planning

050 - Planning. 6                      0050-Planning-MAP - PREPARE A FINAL MAP (cont.)                      Not Satisfied  
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. 7                      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 County Service Area No. 152 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. 8                      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 12,000 square feet net.  
  
C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Specific Plan No. 229, Amendment 1, (SP) zone, and with the Riverside County Integrated Project (RCIP).  
  
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. 9                      0050-Planning-MAP - TRAIL MAINTENANCE                      Not Satisfied

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Planning

050 - Planning. 9                      0050-Planning-MAP - TRAIL MAINTENANCE (cont.)                      Not Satisfied

The land divider shall form or annex to a trails maintenance 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 located along Rider Road and Street A. 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. 10                      0050-Planning-MAP - TRAILS EASEMENT                      Not Satisfied

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

A Community Trail (14') on Rider Road and Barton Street is located within the proposed project boundaries and needs to be shown. Please show on the trails plan the placement of the 14' trail where applicable along these streets.

050 - Planning. 11                      0050-Planning-MAP - WMWD CLEARANCE                      Not Satisfied

A clearance letter from the Western Municipal Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated September 02, 2004:

"Western Municipal Water District's (Western) Conditions of Approval for TR31610 are as follows:

1. Water efficiency landscape requirements for all model homes, in a residential subdivision, per the County of Riverside's Ordinance 348d ARTICLE XIXf section 19.304.
2. Developer to submit a 24"x36" preliminary onsite and/or offsite plan of water and/or sewer plan layout to Western before normal submittal of Water and/or Sewer Improvement Plans.
3. Preliminary water and/or sewer plans shall show the following items:
  - A. Delineate all proposed water and/or sewer facilities within project boundaries. Include pipeline diameters and type of material.
  - B. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, electrical vaults, etc.) within project boundaries.

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Planning

050 - Planning. 11                      0050-Planning-MAP - WMWD CLEARANCE (cont.)                      Not Satisfied

- C.Delineate all easements within project boundaries.
- D.Delineate all proposed and existing lots, streets, and storm drains.
- 4.Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water and/or Sewer Improvement Plans.
- 5.Water and/or Sewer Improvement Plans shall be designed per Western's Standard Specifications.
- 6.Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite and/or offsite utilities to be relocated at Developer's expense.
- 7.Developer to pay all costs associated with preliminary review by Western at the time of review.
- 8.Water and/or Sewer Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.
- 9.Contact Western's Development Services Department at (951) 789-5000 for further information.

050 - Planning. 12                      0050-Planning-MAP- ECS LIQUEFACTION                      Not Satisfied

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

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1563, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

050 - Planning. 13                      0050-Planning-SP - CC&R PRI COMN AREA                      Not Satisfied

The following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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

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50. Prior To Map Recordation

Planning

050 - Planning. 13

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

Not Satisfied

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

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

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

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

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior

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050 - Planning. 13                      0050-Planning-SP - CC&R PRI COMN AREA (cont.)                      Not Satisfied

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

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

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

050 - Planning. 14                      0050-Planning-SP - CC&R PUB COMN AREA                      Not Satisfied

The following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly

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Planning

050 - Planning. 14                      0050-Planning-SP - CC&R PUB COMN AREA (cont.)                      Not Satisfied

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

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

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

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

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



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50. Prior To Map Recordation

Planning

050 - Planning. 14                      0050-Planning-SP - CC&R PUB COMN AREA (cont.)                      Not Satisfied

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

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

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

050 - Planning. 15                      0050-Planning-SP - COMMON AREA MAIN                      Not Satisfied

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

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

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

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

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

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050 - Planning. 15                      0050-Planning-SP - COMMON AREA MAIN (cont.)                      Not Satisfied  
to, the following OPEN SPACE, PARKS, GREENBELTS, AND  
DETENTION BASINS.

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

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

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

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors." Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits): "The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas: 1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s]. 2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of

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050 - Planning. 16                      0050-Planning-SP - PA PROCEDURES (cont.)                      Not Satisfied  
Supervisors."

050 - Planning. 17                      0050-Planning-SP - PARK AGENCY REQD                      Not Satisfied

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project shall be annexed into an entity such as the County Service Area/District, Valley Wide Recreation and Open Space, or Homeowners' Association that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Riverside County Recreation and Parks District, County Service Area, Valley Wide or Homeowners' Association is unwilling or unable to annex the property in question."

Regional Parks and Open Space

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

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

The Lake Mathews/Woodcrest Community Plan identifies a Regional Trail (20') on the east side of Starglow Drive and a Community Trail (14') on the northerly boundary of the proposed project. The trails plan shall show the trail entirely outside of the road right-of-way.

Transportation

050 - Transportation. 1                      0050-Transportation-EOT1 - FINAL ACCESS AND MAINT                      Not Satisfied

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

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Transportation

050 - Transportation. 1            0050-Transportation-EOT1 - FINAL ACCESS AND MAINT (c)    Not Satisfied  
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita  
No. R9-2010-0016 / Whitewater No. R7-2013-0011

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

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

050 - Transportation. 2            0050-Transportation-MAP - ACCESS RESTRICTION            Not Satisfied  
Lot access shall be restricted on Starglow Drive, Rider Street and Barton Street and so noted on the final map.

050 - Transportation. 3            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. 4            0050-Transportation-MAP - CORNER CUT-BACK I            Not Satisfied  
All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 5            0050-Transportation-MAP - DEDICATIONS            Not Satisfied  
"C" Street shall be improved within the dedicated right-of-way in accordance with Riverside County Draft Standard No. 104, Section A. (44'/66')  
  
All other interior streets shall be improved within the dedicated right-of-way in accordance with Riverside County Draft Standard No. 105, Section A (1 of 2). (36'/56')

050 - Transportation. 6            0050-Transportation-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.

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Transportation

050 - Transportation. 7            0050-Transportation-MAP - IMP PLANS            Not Satisfied

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

050 - Transportation. 8            0050-Transportation-MAP - INTERSECTION/50' TANGENT            Not Satisfied

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

050 - Transportation. 9            0050-Transportation-MAP - LANDSCAPING            Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Starglow Drive, Rider Street, and Barton Street. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

Note: The project shall comply with the landscaping conditions set forth by Planning Department.

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

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

050 - Transportation. 11            0050-Transportation-MAP - OFF-SITE ACCESS 1            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 in accordance with County Standard No. 106, Section B (32'/60') at a grade and

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Transportation

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

alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the easterly extension of Rider Street to paved and County maintained portion of Rider Street.

Said off-site access road shall be the northerly extension of Starglow Drive to Cajalco Road a paved and County maintained highway.

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

Starglow Drive and Rider Street shall be improved with 34 feet of asphalt concrete pavement within a 52' part-width dedicated right-of-way in accordance with Riverside County Draft Standard No. 103, Section A. (22'/37')

Barton Street shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with Riverside County Draft Standard No. 105, Section A. (20'/30')

050 - Transportation. 14      0050-Transportation-MAP - SOILS 2      Not Satisfied

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

050 - Transportation. 15      0050-Transportation-MAP - SP229A1/CETAP CORRIDOR      Not Satisfied

Cajalco Road has been identified by the Riverside County Transportation Commission as the locally preferred route for the east-west, Hemet to Corona/Lake Elsinore CETAP Corridor. The Specific Plan shall be designed to set aside a 134 foot right-of-way for Cajalco Road, and an additional 86 foot area (to be deeded to the County) north of the 134 foot right-of-way to be designated for future public use.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 15      0050-Transportation-MAP - SP229A1/CETAP CORRIDOR (c)      Not Satisfied

The street improvements to be constructed within the right-of-way shall be as determined by the Transportation Department in consultation with RCTC and Caltrans. Right-of-way and street improvements on Cajalco Road are eligible for consideration for TUMF fee credits, since Cajalco Road is a TUMF designated facility.

050 - Transportation. 16      0050-Transportation-MAP - SP229A1/PERMITS      Not Satisfied

Prior to the construction of any improvements to Cajalco Road or the recordation of any maps setting an alignment, the applicant shall obtain and provide copies of all necessary permits from the appropriate Resource Agencies indicating that permits have been issued for the construction of Cajalco Road as designed by the applicant.

050 - Transportation. 17      0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD      Not Satisfied

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

050 - Transportation. 18      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. 19      0050-Transportation-MAP - STREET SWEEPING      Not Satisfied

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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 19      0050-Transportation-MAP - STREET SWEEPING (cont.)      Not Satisfied  
Department.

050 - Transportation. 20      0050-Transportation-MAP - STREETLIGHT 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's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 21      0050-Transportation-MAP - STRIPING PLAN      Not Satisfied  
A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

050 - Transportation. 22      0050-Transportation-MAP - TS/DESIGN      Not Satisfied  
The project proponent shall be responsible for the design of traffic signal(s) at the intersection(s) of:

Carpinus Drive (Starglow Drive) (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Alexander Street (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Smith/Harley John Road (NS) at:  
Cajalco Road (EW)  
With fee credit eligibility

or as approved by the Transportation Department.

Traffic Signal Interconnect shall be provided as approved by the Transportation Department

Installation of the signal (s) shall be per 90.TRANS.6

050 - Transportation. 23      0050-Transportation-MAP - TS/GEOMETRICS      Not Satisfied  
The intersection of Carpinus Drive/Starglow Drive (NS) and Cajalco Road (EW) shall be improved to provide the



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50. Prior To Map Recordation

Transportation

050 - Transportation. 23      0050-Transportation-MAP - TS/GEOMETRICS (cont.)      Not Satisfied  
following geometrics:

Northbound: One left-turn lane and one shared through/right-turn lane

Southbound: N/A

Eastbound: One left-turn lane, one through lane, and one right-turn lane

Westbound: One left-turn lane and one through lane

The intersection of Alexander Street (NS) and Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and one through lane

Southbound: One left-turn lane and one through lane

Eastbound: One left-turn lane and two through lanes

Westbound: One left-turn lane and two through lanes

The intersection of Smith/Harley John Road (NS) and Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: One shared left-turn/through/right-turn lane

Southbound: One shared left-turn/through/right-turn lane

Eastbound: One left-turn lane, one through lane, and one right-turn lane

Westbound: One left-turn lane and one through lane

The intersection of Clark Street (NS) and Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and one through lane

Southbound: One left-turn lane and one through lane

Eastbound: One left-turn lane and two through lanes

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50. Prior To Map Recordation

Transportation

050 - Transportation. 23      0050-Transportation-MAP - TS/GEOMETRICS (cont.)      Not Satisfied  
Westbound: One left-turn lane and two through lanes

The intersection of Rider Road (EW) and Carpinus Drive/Starglow Drive (NS) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One left-turn lane and one right-turn lane

Eastbound: One left-turn lane and one through lane

Westbound: One left-turn lane and one through lane

The intersection of Rider Road (EW) and "LL" Street/Rider Road (NS) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One left-turn lane and one through lane

Eastbound: N/A

Westbound: One left-turn lane and one right-turn lane

or as approved by the Transportation Department.

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

050 - Transportation. 24      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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 24      0050-Transportation-MAP- UTILITY PLAN (cont.)      Not Satisfied  
submitted to the Transportation Department for verification purposes.

050 - Transportation. 25      0050-Transportation-MAP-PARKWAY TREES/INTER.STREE      Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Parkway trees shall be installed in the interior streets within the subdivision. Landscape plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. Parkway tree maintenance shall be annexed to Lighting and Landscaping Maintenance District, landscaping plans shall depict ONLY such parkway trees as are to be placed within the public road rights-of-way.

050 - Transportation. 26      EOT2 - FINAL ACCESS AND MAINT      Not Satisfied

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

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

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

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1      0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP      Not Satisfied

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP (cont.)                      Not Satisfied

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

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

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

060 - BS-Grade. 2                      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. 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 will be required.

060 - BS-Grade. 3                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP                      Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP (cont.)                      Not Satisfied  
a copy of the NPDES State Construction Permit contact the  
SWRCB at (916) 341-5455.

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. 4                      0060-BS-Grade-MAP-G2.1 GRADING BONDS                      Not Satisfied  
Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 5                      0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS                      Not Satisfied  
Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 6                      0060-BS-Grade-MAP-G2.15NOTRD OFFSITE LTR                      Not Satisfied  
A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

060 - BS-Grade. 7                      0060-BS-Grade-MAP-G2.3SLOPE EROS CL PLAN                      Not Satisfied  
Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

060 - BS-Grade. 8                      0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS                      Not Satisfied  
Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 8                      0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS (cont.)                      Not Satisfied  
GEOLOGIC REPORTS.

060 - BS-Grade. 9                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100                      Not Satisfied

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

060 - BS-Grade. 10                      EOT2 - REQ BMP SWPPP WQMP                      Not Satisfied

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

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

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

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

E Health

060 - E Health. 1                      0060-E Health-MAP - UPDATE ON SEWER CONSTR.                      Not Satisfied

PRIOR TO ANY GRADING APPROVAL, THE SEWER PURVEYOR SHALL CONVEY AN UPDATE ON THE CONSTRUCTION OF THE SEWER TO THE DEH.

Fire

060 - Fire. 1                      0060-Fire-MAP-#004 FUEL MODIFICATION                      Not Satisfied

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for



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60. Prior To Grading Permit Issuance

Flood

- |   |   |               |
|---|---|---------------|
| 060 - Flood. 3  | 0060-Flood-MAP CAJALCO CREEK WETLANDS (cont.) | Not Satisfied |
| <p>Drainage Plan shall be constructed prior to the issuance of grading permits or recordation for this tract per the conditions of approval for Specific Plan 229 A1 Planning Area 7.</p>   |   |               |
| 060 - Flood. 4  | 0060-Flood-MAP CONSTRUCT OFFSITE FAC          | Not Satisfied |
| <p>The flood protection for this project is dependent on facilities proposed by neighboring tentative maps. Therefore, plans for the necessary offsite facilities shall be approved and bonded prior to issuance of grading permits.</p>  |   |               |
| 060 - Flood. 5  | 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD      | Not Satisfied |
| <p>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.</p>   |   |               |
| 060 - Flood. 6  | 0060-Flood-MAP OFFSITE EASE OR REDESIGN       | Not Satisfied |
| <p>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.</p>  |   |               |
| 060 - Flood. 7  | 0060-Flood-MAP PHASING                        | Not Satisfied |
| <p>If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.</p>   |   |               |
| 060 - Flood. 8  | 0060-Flood-MAP SUBMIT PLANS                   | Not Satisfied |
| <p>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.</p> |   |               |



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060-Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to issuance of grading permits, the Planning

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

060 - Planning. 2                      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. 3                      0060-Planning-MAP - IF HUMAN REMAINS FOUND                      Not Satisfied

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

060 - Planning. 4                      0060-Planning-MAP - PECHANGA CLEARANCE                      Not Satisfied

A clearance letter from the Pechanga Band shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated November 28, 2005, summarized as follows:

1. Prior to the issuance of grading permits, the Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luiseno Indians. The Agreement shall contain provisions for the treatment of cultural and Native American human remains. It shall also contain provisions for tribal monitoring of all grading and ground-disturbing work, to be compensated by developer.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4                      0060-Planning-MAP - PECHANGA CLEARANCE (cont.)                      Not Satisfied

2. Tribal monitors from the Pechanga Band of Luiseno Indians shall be allowed to monitor all grading, excavation and ground breaking activities, including further archaeological surveys and testing. Tribal monitors will have the authority to stop and redirect grading activities in the event significant resources are discovered.

3. A qualified archaeological monitor will be present during all ground disturbing activities, and will have the authority to stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in consultation with the Pechanga Band of Luiseno Indians and their designated Tribal monitors.

4. The land owner agrees to relinquish ownership of all cultural resources, including all Luiseno sacred items, burial goods and all archaeological artifacts that are found on the Project area to the Pechanga Band of Luiseno Indians for proper treatment and disposition.

5. Prior to start of grading operations and throughout the grading process as necessary, the Developer agrees to discuss appropriate grading and ground-disturbing methods at locations with significant cultural resources, with the Pechanga Band. At the Pechanga Band's request, the Developer agrees to perform controlled excavation in areas where significant cultural resources are located, including, but not limited to, changing the size of the grade cut, slowing the grading process, utilizing alternative grading equipment, allowing additional time to recover materials, and limited controlled archaeological investigations in and immediately around the new significant finds or cultural resources.

060 - Planning. 5                      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. 6                      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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6                      0060-Planning-MAP - SKR FEE CONDITION (cont.)                      Not Satisfied

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 70.1 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 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. 7                      0060-Planning-MAP - TRAILS PLAN                      Not Satisfied

Prior to the issuance of any grading permit, the applicant shall submit a trails plan to the Riverside County Parks and Open Space District for review and approval. This trails plan shall show the trail(s) as follows:

A 10' Community Trail within a trail easement located at the rear of lots 153-162, 165, and lot 1 and open space lot 167, south of Rider Road.

A 10' Community Trail west of lots 132-145 and open space lot 166, west of Starglow Drive.

A 14' Community Trail at the east of lots 1-23, north of lots 24-36, 31-32 west of Barton Street and north of Street 'A.'

The trails shall be outside of the road right-of-way. The trails plan shall show the trail with topography, grading, cross sections, signage program, and plans for all street crossing and under crossings.

060 - Planning. 8                      0060-Planning-SP - ACOE CLEARANCE                      Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 8                      0060-Planning-SP - ACOE CLEARANCE (cont.)                      Not Satisfied

Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification.

060 - Planning. 9                      0060-Planning-SP - CILS                      Not Satisfied

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE DEVELOPER SHALL ENTER INTO A MONITORING AND TREATMENT AGREEMENT WITH THE PECHANGA BAND OF LUISENO INDIANS. THE AGREEMENT SHALL CONTAIN PROVISIONS FOR TREATMENT OF CULTURAL RESOURCES AND NATIVE AMERICAN HUMAN REMAINS. IT SHALL ALSO CONTAIN PROVISIONS FOR TRIBAL MONITORING OF ALL GRADING AND GROUND -DISTURBING WORK, TO BE COMPENSATED BY THE DEVELOPER.

060 - Planning. 10                      0060-Planning-SP - F&G CLEARANCE                      Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification.

060 - Planning. 11                      0060-Planning-SP - PALEON M/M PROGRAM                      Not Satisfied

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

060 - Planning. 12                      0060-Planning-SP - SP ARCHAEO M/M PROGRAM                      Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 12                    0060-Planning-SP - SP ARCHAEO M/M PROGRAM (cont.)                    Not Satisfied  
submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with.

060 - Planning. 13                    0060-Planning-SP - SP GENERAL M/M PROGRAM                    Not Satisfied  
PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for \_\_\_ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

Planning-EPD

060 - Planning-EPD. 1                    0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR                    Not Satisfied  
Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

060 - Planning-EPD. 2                    0060-Planning-EPD-EPD - GNATCATCHER NESTING SURV                    Not Satisfied  
Potential suitable habitat for California gnatcatcher is present onsite and this property occurs within an MSHCP Cell, thus no grading permits may be issued during the

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2            0060-Planning-EPD-EPD - GNATCATCHER NESTING SURV    Not Satisfied  
breeding season (March 1 - August 15) without written documentation that no California gnatcatchers currently inhabit this site. A presence/absence survey for this species shall be conducted by a biologist that has an MOU with EPD and the findings submitted to EPD for review prior to issuance of any grading permit.

Regional Parks and Open Space

060 - Regional Parks and Op    0060-Regional Parks and Open Space-MAP - TRAIL PLAN    Not Satisfied  
Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trails as follows:

The trails plan shall show the trails with all topography, grading, fencing, cross-sections, signage program, and street crossings and under crossings.

060 - Regional Parks and Op    0060-Regional Parks and Open Space-USE\* - TEMPLATE    Not Satisfied  
Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail(s) as follows:

Transportation

060 - Transportation. 1            0060-Transportation-EOT1 - FINAL WQMP FOR GRADING    Not Satisfied  
This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

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

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



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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1                      0080-Flood-MAP ADP FEES (cont.)                      Not Satisfied  
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 PLANS                      Not Satisfied  
A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1                      0080-Planning-MAP - 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. 2                      0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN                      Not Satisfied  
The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction,



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Planning

080 - Planning. 2                      0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN (cor    Not Satisfied  
and proposed power shall be indicated.

3. An irrigation plan for the entry monument(s) and/or gate(s).

4. There shall be a primary and secondary project entry within Planning Area No. 9. The Primary project entry will be located at the Cajalco Road access and the secondary entry monument will be located at the Rider Road access as shown within the Boulder Springs Specific Plan Amendment No. 1, Figure 16 (Primary Project Entry and Secondary Project Entry) and illustrated in exhibit 1 (Primary Monument) and exhibit 2 (Secondary Monument).

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

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

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

080 - Planning. 4                      0080-Planning-MAP - 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 for Riverside County.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks,

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Planning

080 - Planning. 4                      0080-Planning-MAP - FINAL SITE PLAN (cont.)                      Not Satisfied

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.

8. Final Site Plan shall be in compliance with Specific Plan No. 229, Amendment No. 1.

NOTE: The requirements of this plot plan may be

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4                      0080-Planning-MAP - FINAL SITE PLAN (cont.)                      Not Satisfied  
incorporated with any minor plot plan required by this  
subdivision's conditions of approval. However, this FINAL  
SITE DEVELOPMENT plot plan condition of approval shall be  
cleared individually.

080 - Planning. 5                      0080-Planning-MAP - FRONT YARD LANDSCAPING                      Not Satisfied  
All front yards shall be provided with landscaping and  
automatic irrigation, as defined by County Ordinance No.  
348.

080 - Planning. 6                      0080-Planning-MAP - LANDSCAPE PLOT PLAN                      Not Satisfied  
The land divider/permit holder shall file seven (7) sets of  
a Landscaping and Irrigation Plan to the County Planning  
Department for review and approval. Said plan shall be  
submitted to the Department in the form of a plot plan  
application pursuant to County Ordinance No. 348, Section  
18.30.a.(1) (Plot Plans not subject to the California  
Environmental Quality Act and not subject to review by any  
governmental agency other than the Planning Department),  
along with the current fee. The plan shall be in  
compliance with Section 18.12, Sections 19.300 through  
19.304., and the TENTATIVE MAP conditions of approval.

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

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into

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Planning

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

the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

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

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

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

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

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

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

NOTES:

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

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Planning

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

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

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

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

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

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7                      0080-Planning-MAP - MODEL HOME COMPLEX (cont.)                      Not Satisfied  
any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

080 - Planning. 8                      0080-Planning-MAP - PARKING SPACES                      Not Satisfied  
Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

080 - Planning. 9                      0080-Planning-MAP - SCHOOL MITIGATION                      Not Satisfied  
Impacts to the Val Verde School District shall be mitigated in accordance with California State law.

080 - Planning. 10                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied  
All utility extensions within a lot shall be placed underground.

080 - Planning. 11                      0080-Planning-MAP - Walls/Fencing Plans                      Not Satisfied  
The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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

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

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

D. Front yard return walls shall be constructed of masonry

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 11                      0080-Planning-MAP - Walls/Fencing Plans (cont.)                      Not Satisfied

(slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. 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.

080 - Planning. 12                      0080-Planning-MAP - WMWD AGENCY CLEARANCE                      Not Satisfied

In a letter dated September 2, 2004, the Western Municipal Water District (Western) provided the following Conditions of Approval for TR31610:

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 12                      0080-Planning-MAP - WMWD AGENCY CLEARANCE (cont.)      Not Satisfied

1. Water efficiency landscape requirements for all model homes, in a residential subdivision, per the County of Riverside's Ordinance 348d ARTICLE XIXf section 19.304.
2. Developer to submit a 24"x36" preliminary onsite and/or offsite plan of water and/or sewer plan layout to Western before normal submittal of Water and/or Sewer Improvement Plans.
3. Preliminary water and/or sewer plans shall show the following items:
  - A. Delineate all proposed water and/or sewer facilities within project boundaries. Include pipeline diameters and type of material.
  - B. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, electrical vaults, etc.) within project boundaries.
  - C. Delineate all easements within project boundaries.
  - D. Delineate all proposed and existing lots, streets, and storm drains.
4. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water and/or Sewer Improvement Plans.
5. Water and/or Sewer Improvement Plans shall be designed per Western's Standard Specifications.
6. Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite and/or offsite utilities to be relocated at Developer's expense.
7. Developer to pay all costs associated with preliminary review by Western at the time of review.
8. Water and/or Sewer Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.
9. Contact Western's Development Services Department at (951) 789-5000 for further information.

080 - Planning. 13                      0080-Planning-SP - POST GRADING REPORT                      Not Satisfied

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with.

Transportation

080 - Transportation. 1                      0080-Transportation-EOT1 -WQMP AND MAINTENANCE                      Not Satisfied



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Transportation

080 - Transportation. 1            0080-Transportation-EOT1 -WQMP AND MAINTENANCE (cc    Not Satisfied

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

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

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

080 - Transportation. 2            0080-Transportation-MAP - GARAGE DOOR 1            Not Satisfied

Garage door setbacks for all residential zones shall be 20 feet for roll up doors, measured from the street right-of-way to the face of garage. If conventional swing out doors are used, an additional 4 feet will be required. Side entry garages shall comply with minimum building setback requirements.

080 - Transportation. 3            EOT2 - WQMP AND MAINTENANCE            Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1            0090-BS-Grade-EOT1 - WQMP REQUIRED            Not Satisfied

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-EOT1 - WQMP REQUIRED (cont.)                      Not Satisfied

structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

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

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

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

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

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

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

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

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

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

090 - BS-Grade. 4                      EOT2 - WQMP REQUIRED                      Not Satisfied

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 4                      EOT2 - WQMP REQUIRED (cont.)                      Not Satisfied

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

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

Flood

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

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's 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 OFFSITE FACILITIES                      Not Satisfied

No occupancy permits shall be granted until the necessary offsite drainage facilities are functional.

Planning

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI (cont.)                      Not Satisfied

The land divider/permit holder shall construct a six (6) foot high decorative block wall along the perimeter of the tract. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2                      0090-Planning-MAP - FENCING COMPLIANCE                      Not Satisfied

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

090 - Planning. 3                      0090-Planning-MAP - LANDSCAPING COMPLIANCE                      Not Satisfied

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

090 - Planning. 4                      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 County of Riverside Economic Development Agency (EDA) for CSA No. 152.

090 - Planning. 5                      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 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

Plan: TR31610E03

Parcel: 321140020

90. Prior to Building Final Inspection

Planning

090 - Planning. 5                      0090-Planning-MAP - SKR FEE CONDITION (cont.)                      Not Satisfied

provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 70.1 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. 6                      0090-Planning-MAP- ROLL-UP GARAGE DOORS                      Not Satisfied

All residences shall have automatic roll-up garage doors.

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

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 39157.

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

Planning-EPD

090 - Planning-EPD. 1                      0090-Planning-EPD-MAP - DBESP                      Not Satisfied

THE APPLICANT SHALL PROVIDE DOCUMENTATION THAT THE MITIGATION DESCRIBED IN THE DETERMINATION OF BIOLOGICALLY EQUIVALENT OR SUPERIOR PRESERVATION REPORT PROVIDED IN THE MSHCP CONSISTENCY DOCUMENTATION FOR THE IMPACT AREA ONSITE WAS ACHIEVED TO THE SATISFACTION OF THE ENVIRONMENTAL PROGRAMS DEPARTMENT. THE TOTAL PROJECT MITIGATION RATIO IS IDENTIFIED AS 2.4: 1 FOR IMPACTED AREAS. A TOTAL OF 7.49 ACRES OF WETLAND/RIVERINE/RIPARIAN HABITAT WILL NEED TO BE PROVIDED PRIOR TO FINAL INSPECTION. DOCUMENTATION SHALL INCLUDE MAPS OF IMPACT AREAS AND PHOTOGRAPHS, CORRESPONDENCE WITH STATE AND FEDERAL WILDLIFE AGENCIES INDICATING COMPLIANCE WITH THE APPROVED MITIGATION PLAN.

Transportation

Plan: TR31610E03

Parcel: 321140020

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1            0090-Transportation-EOT1 - WQMP COMP AND BNS REG            Not Satisfied

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

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

090 - Transportation. 2            0090-Transportation-MAP - 80% COMPLETION            Not Satisfied

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- 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

Plan: TR31610E03

Parcel: 321140020

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2            0090-Transportation-MAP - 80% COMPLETION (cont.)            Not Satisfied  
    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. 3            0090-Transportation-MAP - STREET LIGHTS 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 - STREET SWEEPING            Not Satisfied  
    Street sweeping annexation or inclusion into CSA or similar  
    mechanism as approved by the Transportation Department  
    shall be completed.

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

Prior to the final building inspection of the first  
dwelling unit, the following traffic signal(s) shall be  
installed and operational:

Carpinus Drive (Starglow Drive) (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Alexander Street (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Smith/Harley John Road (NS) at:  
Cajalco Road (EW)  
With fee credit eligibility

or as approved by the Transportation Department.

Plan: TR31610E03

Parcel: 321140020

90. Prior to Building Final Inspection

Transportation

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

Traffic Signal Interconnect shall be provided as approved by the Transportation Department.

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

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

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

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

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

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

090 - Transportation. 8            EOT2 - WQMP COMP AND BNS REG            Not Satisfied

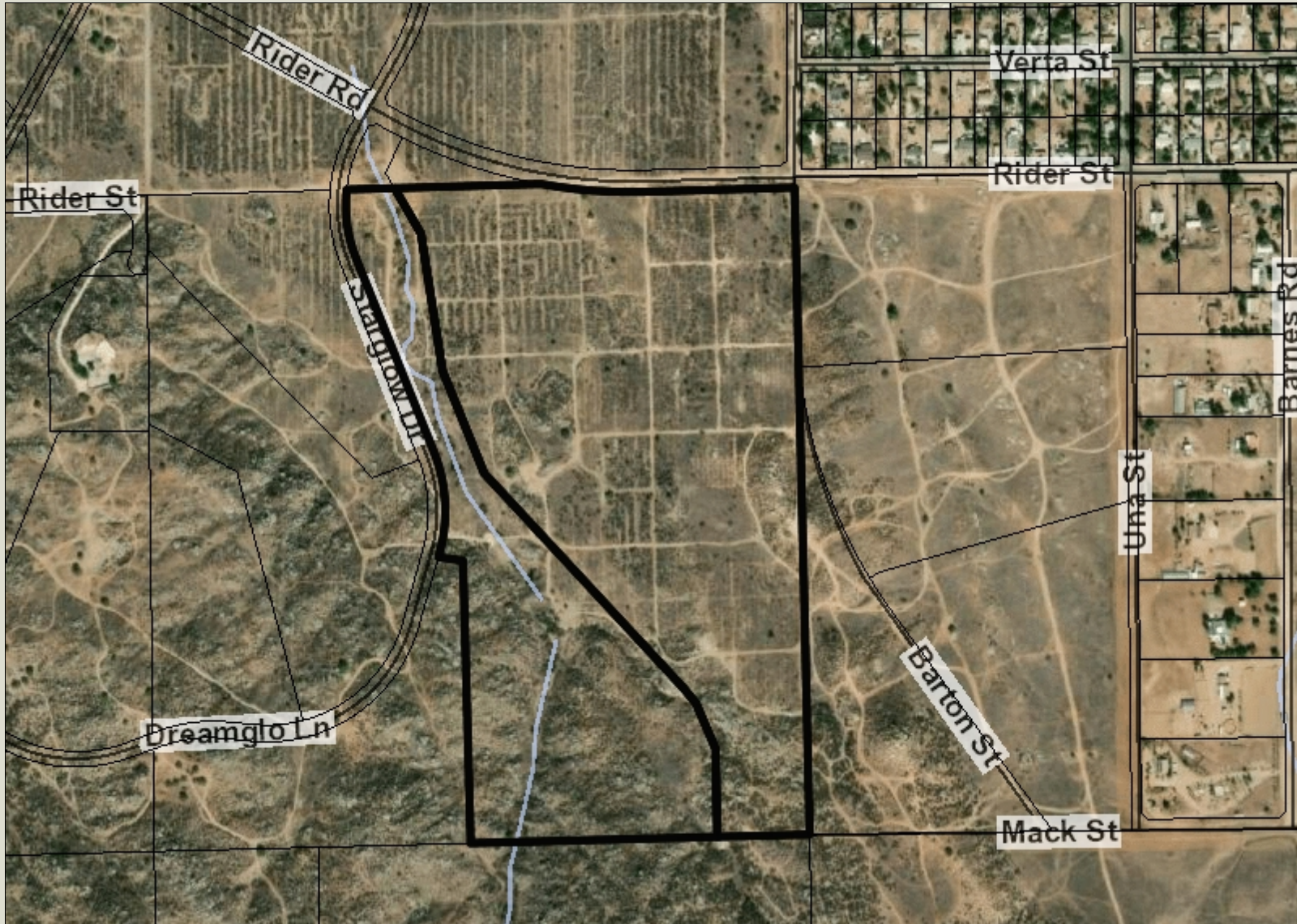
Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally,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

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



# TR31611E03

## Vicinity Map



### Legend

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



**\*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.

0 752 1,505 Feet

REPORT PRINTED ON... 8/30/2022 9:30:04 AM

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### Notes

# TENTATIVE TRACT No. 31611

## AMENDED

### COUNTY OF RIVERSIDE

**OWNER**  
BOULDER SPRINGS VENTURES, LLC  
10223 NORTH HARWAY CALABASAS  
CALABASAS, CA 91302  
PHONE: (818) 876-9200  
FAX: (818) 876-9289  
PROJECT MANAGER: CHRISTOPHER BLEZ

**APPLICANT**  
BOULDER SPRINGS VENTURES, LLC  
10223 NORTH HARWAY CALABASAS  
CALABASAS, CA 91302  
PHONE: (818) 876-9200  
FAX: (818) 876-9289  
PROJECT MANAGER: CHRISTOPHER BLEZ

**DATE PREPARED**  
MAY, 2005

**ENGINEER**  
K & A ENGINEERING, INC.  
1000 S. SHAWNEE STREET, SUITE 117  
CORONA, CA 92680  
PHONE: (951) 278-1888  
PROJECT MANAGER: DON BERON, P.E.

**CONTIGUOUS OWNERSHIP STATEMENT**  
THESE CONTIGUOUS OWNERS AGREEING TO LOTS 8, 13 AND 14 OF TRACT 31611.

**UTILITIES AND SERVICES**

AGENCY SERVING THE AREA	FACILITIES
ELECTRIC: SOUTHERN CALIFORNIA EDISON	YES
TELEPHONE: CAL PAC	YES
WATER: WESTERN MUNICIPAL WATER DISTRICT	YES
SEWER: WESTERN MUNICIPAL WATER DISTRICT	YES
SCHOOL: VAL VERDE UNIFIED SCHOOL DISTRICT	YES

**LEGAL DESCRIPTION**  
A PORTION OF THE S 1/2 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 4 WEST, AND A PORTION OF THE NE 1/4 OF SECTION 17 1/4 SOUTH, R. 4 WEST, SAN JOAQUIN BASIN AND MESA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
A PORTION OF LOTS 16, 17, 18, 19, 20 AND 21 OF TRACT NO. 21536, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 239, PAGES 71 THROUGH 84 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PROPERTY LOCATION**  
SOUTH OF LAMAR ROAD, BETWEEN LAKE MATHER AND THE ESCROWED PLY 1-215.

**ASSESSOR'S PARCEL NUMBER**  
321-410-001, 321-410-002, 321-410-004, 321-410-005 AND 321-410-006

**SECTIONS, TOWNSHIPS AND RANGES**  
PORTION OF SECTIONS 8 AND 17 T4S, T4M SWB

**THOMAS BROTHERS MAP**  
RIVERSIDE COUNTY (2005) PAGE 778, F-4 AND F-5

**PROPERTY ACREAGE**  
98 ACRES (NET AND GROSS)

**EARTHWORK QUANTITY ESTIMATE**  
711,427 C.Y. CUT  
89,012 C.Y. FILL  
THIS MAP TO BE GRADDED CONCURRENTLY WITH ADJOINING EXISTING TRACT 31610, TRACT 31609, TRACT 31610 AND TRACT 31611 ON A SITE BALANCE WITHIN S.F. 226 (BOULDER SPRINGS-SOUTH).

**EXISTING GENERAL PLAN DESIGNATIONS**  
2 (U)/AC DEVELOPMENTAL UNITS PER ACRE  
LAKE MATHERS COMMUNITY PLAN

**SPECIAL PLAN**  
S.P. 229 - AMENDMENT NO. 1 ADOPTED MAY 03, 2004  
PLANNING AREA 8

**PROPOSED USE**  
VACANT LAND

**PROPOSED USE**  
RESIDENTIAL COMMUNITY LOT SUMMARY FOR SP229 A1 PART 1  
186 RESIDENTIAL LOTS  
7 OPEN SPACE LOTS  
1 EASEMENT LOT  
TOTAL PER SP-250

**EXISTING & PROPOSED ZONING**  
SP 229 - AMENDMENT NO. 1  
PLANNING AREA 8

**PROPOSED IMPROVEMENT SCHEDULE**  
SCHEDULE "A"

**PROPOSED STORM DRAINS**  
PROPOSED STORM DRAIN SYSTEMS SHALL BE MAINTAINED BY R/W OR R.E.P.C. & W.C.D.

**WELLS**  
THERE ARE NO KNOWN EXISTING WELLS ON SITE OR WITHIN 200 FEET OF PROPERTY.

**FLOOD PLAN**  
PROJECT SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD. THERE ARE NO FEMA MARKED FLOOD PLANS OR FLOOD MAPS ON THE PROJECT SITE. FLOOD PANEL NO. 06026H-HASB, NOV. 20, 1999 SHOWS SITE AS ZONE "X" THERE ARE NO OPEN CHANNELS - EXISTING OR PROPOSED WITHIN PROJECT SITE.

**GEOLOGIC HAZARD NOTE**  
PROJECT SITE IS NOT SUBJECT TO LIMITATION ON OTHER GEOLOGIC HAZARDS. PROJECT IS NOT IN A SPECIAL STUDIES ZONE.

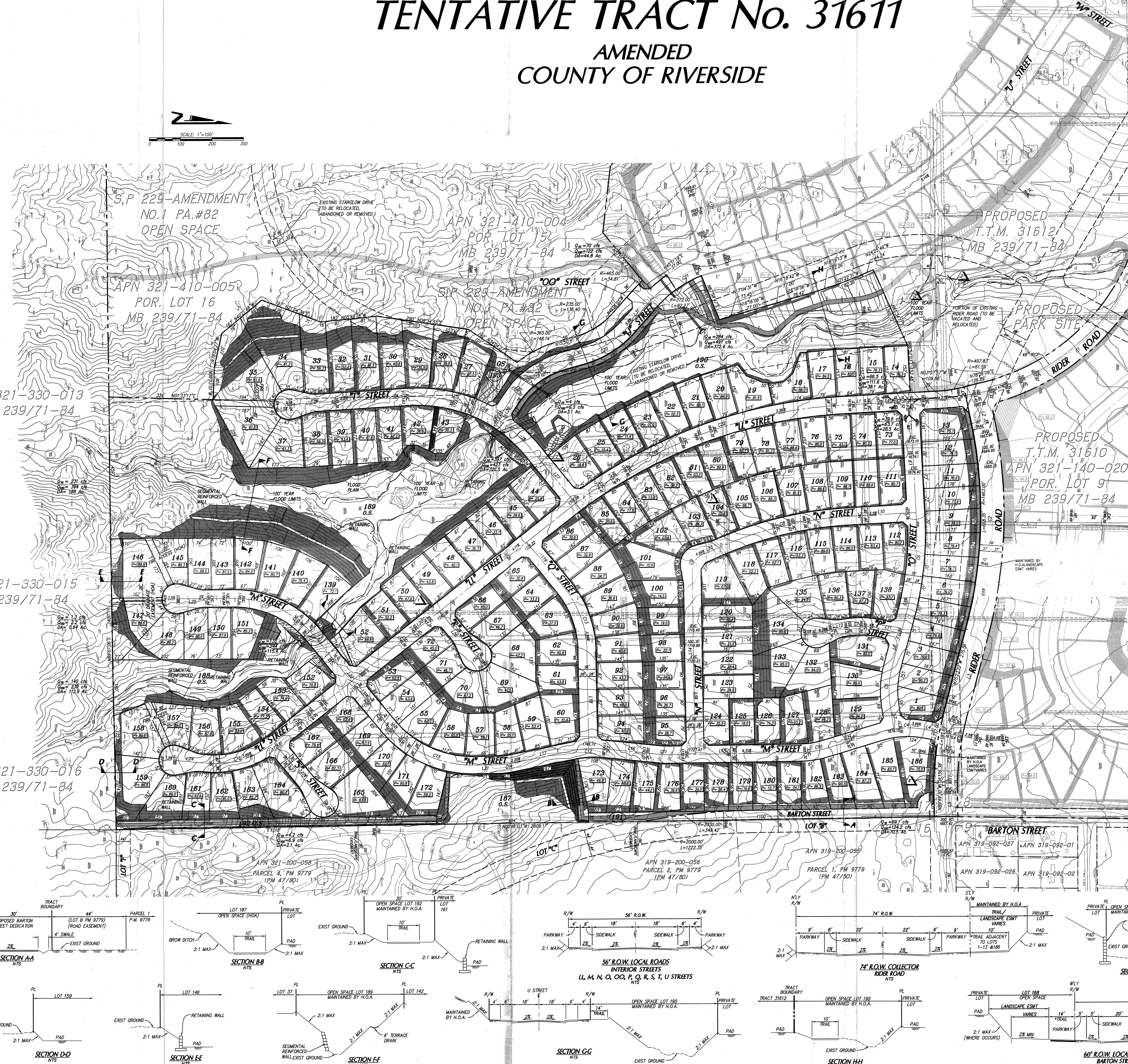
**COMMUNITY SERVICES DISTRICT**  
PROJECT SITE IS WITHIN PSA #13  
PROJECT SITE IS WITHIN CSA 117

**RIGHTS-OF-WAY**  
EXISTING RIGHT-OF-WAY: RIDER ROAD (74') IS FULLY DEDICATED.  
ALL INTERSECTIONS ARE AT 90° UNLESS OTHERWISE INDICATED.

**NOTES**  
THE FINAL DESIGN OF THIS PROJECT WILL CONSIDER AND COMPLY WITH ANY SUPPLEMENT "A" ALL NUISANCE FLOW AND FIRST FLOOD STORM FLOW WILL BE TREATED WITHIN THE WATER QUALITY BASIN PRIOR TO RELEASING INTO CALALED CREEK.

**ARIAL TOPOGRAPHY BY:**  
AERIALMAPPING CORPORATION  
6173 S. TOWLEY DR., SUITE 102  
COSTA MESA, CA 92626  
(949) 887-9895  
DATE: SEPT. 2000

**EASEMENT NOTES**  
C/A, 10' EASEMENT FOR UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY PER INSTRUMENT NO. 151019, RECORDED DECEMBER 4, 1978 (TO BE VACATED UPON RELOCATION OF UTILITIES TO ROADWAYS).  
40' EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO BURBANK GREEN AND LORRAINE L. GREEN, CAROLE GREEN FISGAS, DARY GREEN AND CARY B. GREEN AS TRUSTEE PER INSTRUMENT NO. 138119, RECORDED OCTOBER 25, 1974 (TO BE RE-ALIGNED WITHIN PROPOSED ROADWAYS).  
40' EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO H.B. FRANCHES, INC. PER INSTRUMENT NO. 128016, RECORDED OCTOBER 25, 1974 (TO BE RE-ALIGNED WITHIN PROPOSED ROADWAYS).  
50' EASEMENT FOR ROAD PURPOSES TO EASTERN MUNICIPAL WATER DISTRICT PER INSTRUMENT NO. 87082, RECORDED JULY 28, 1965 (TO BE VACATED UPON RELOCATION OF IRRIGATION WATER LINE).



**LOT DESCRIPTION**

LOT NO.	OVERALL LOT	PAD AREA	LOT NO.	OVERALL LOT	PAD AREA	LOT NO.	OVERALL LOT	PAD AREA
1	12,441 S.F.	8,798 S.F.	66	12,070 S.F.	8,798 S.F.	131	12,228 S.F.	11,285 S.F.
2	12,441 S.F.	8,798 S.F.	67	12,070 S.F.	8,798 S.F.	132	12,228 S.F.	11,285 S.F.
3	12,441 S.F.	8,798 S.F.	68	12,070 S.F.	8,798 S.F.	133	12,228 S.F.	11,285 S.F.
4	12,441 S.F.	8,798 S.F.	69	12,070 S.F.	8,798 S.F.	134	12,228 S.F.	11,285 S.F.
5	12,441 S.F.	8,798 S.F.	70	12,070 S.F.	8,798 S.F.	135	12,228 S.F.	11,285 S.F.
6	12,441 S.F.	8,798 S.F.	71	12,070 S.F.	8,798 S.F.	136	12,228 S.F.	11,285 S.F.
7	12,441 S.F.	8,798 S.F.	72	12,070 S.F.	8,798 S.F.	137	12,228 S.F.	11,285 S.F.
8	12,441 S.F.	8,798 S.F.	73	12,070 S.F.	8,798 S.F.	138	12,228 S.F.	11,285 S.F.
9	12,441 S.F.	8,798 S.F.	74	12,070 S.F.	8,798 S.F.	139	12,228 S.F.	11,285 S.F.
10	12,441 S.F.	8,798 S.F.	75	12,070 S.F.	8,798 S.F.	140	12,228 S.F.	11,285 S.F.
11	12,441 S.F.	8,798 S.F.	76	12,070 S.F.	8,798 S.F.	141	12,228 S.F.	11,285 S.F.
12	12,441 S.F.	8,798 S.F.	77	12,070 S.F.	8,798 S.F.	142	12,228 S.F.	11,285 S.F.
13	12,441 S.F.	8,798 S.F.	78	12,070 S.F.	8,798 S.F.	143	12,228 S.F.	11,285 S.F.
14	12,441 S.F.	8,798 S.F.	79	12,070 S.F.	8,798 S.F.	144	12,228 S.F.	11,285 S.F.
15	12,441 S.F.	8,798 S.F.	80	12,070 S.F.	8,798 S.F.	145	12,228 S.F.	11,285 S.F.
16	12,441 S.F.	8,798 S.F.	81	12,070 S.F.	8,798 S.F.	146	12,228 S.F.	11,285 S.F.
17	12,441 S.F.	8,798 S.F.	82	12,070 S.F.	8,798 S.F.	147	12,228 S.F.	11,285 S.F.
18	12,441 S.F.	8,798 S.F.	83	12,070 S.F.	8,798 S.F.	148	12,228 S.F.	11,285 S.F.
19	12,441 S.F.	8,798 S.F.	84	12,070 S.F.	8,798 S.F.	149	12,228 S.F.	11,285 S.F.
20	12,441 S.F.	8,798 S.F.	85	12,070 S.F.	8,798 S.F.	150	12,228 S.F.	11,285 S.F.
21	12,441 S.F.	8,798 S.F.	86	12,070 S.F.	8,798 S.F.	151	12,228 S.F.	11,285 S.F.
22	12,441 S.F.	8,798 S.F.	87	12,070 S.F.	8,798 S.F.	152	12,228 S.F.	11,285 S.F.
23	12,441 S.F.	8,798 S.F.	88	12,070 S.F.	8,798 S.F.	153	12,228 S.F.	11,285 S.F.
24	12,441 S.F.	8,798 S.F.	89	12,070 S.F.	8,798 S.F.	154	12,228 S.F.	11,285 S.F.
25	12,441 S.F.	8,798 S.F.	90	12,070 S.F.	8,798 S.F.	155	12,228 S.F.	11,285 S.F.
26	12,441 S.F.	8,798 S.F.	91	12,070 S.F.	8,798 S.F.	156	12,228 S.F.	11,285 S.F.
27	12,441 S.F.	8,798 S.F.	92	12,070 S.F.	8,798 S.F.	157	12,228 S.F.	11,285 S.F.
28	12,441 S.F.	8,798 S.F.	93	12,070 S.F.	8,798 S.F.	158	12,228 S.F.	11,285 S.F.
29	12,441 S.F.	8,798 S.F.	94	12,070 S.F.	8,798 S.F.	159	12,228 S.F.	11,285 S.F.
30	12,441 S.F.	8,798 S.F.	95	12,070 S.F.	8,798 S.F.	160	12,228 S.F.	11,285 S.F.
31	12,441 S.F.	8,798 S.F.	96	12,070 S.F.	8,798 S.F.	161	12,228 S.F.	11,285 S.F.
32	12,441 S.F.	8,798 S.F.	97	12,070 S.F.	8,798 S.F.	162	12,228 S.F.	11,285 S.F.
33	12,441 S.F.	8,798 S.F.	98	12,070 S.F.	8,798 S.F.	163	12,228 S.F.	11,285 S.F.
34	12,441 S.F.	8,798 S.F.	99	12,070 S.F.	8,798 S.F.	164	12,228 S.F.	11,285 S.F.
35	12,441 S.F.	8,798 S.F.	100	12,070 S.F.	8,798 S.F.	165	12,228 S.F.	11,285 S.F.
36	12,441 S.F.	8,798 S.F.	101	12,070 S.F.	8,798 S.F.	166	12,228 S.F.	11,285 S.F.
37	12,441 S.F.	8,798 S.F.	102	12,070 S.F.	8,798 S.F.	167	12,228 S.F.	11,285 S.F.
38	12,441 S.F.	8,798 S.F.	103	12,070 S.F.	8,798 S.F.	168	12,228 S.F.	11,285 S.F.
39	12,441 S.F.	8,798 S.F.	104	12,070 S.F.	8,798 S.F.	169	12,228 S.F.	11,285 S.F.
40	12,441 S.F.	8,798 S.F.	105	12,070 S.F.	8,798 S.F.	170	12,228 S.F.	11,285 S.F.
41	12,441 S.F.	8,798 S.F.	106	12,070 S.F.	8,798 S.F.	171	12,228 S.F.	11,285 S.F.
42	12,441 S.F.	8,798 S.F.	107	12,070 S.F.	8,798 S.F.	172	12,228 S.F.	11,285 S.F.
43	12,441 S.F.	8,798 S.F.	108	12,070 S.F.	8,798 S.F.	173	12,228 S.F.	11,285 S.F.
44	12,441 S.F.	8,798 S.F.	109	12,070 S.F.	8,798 S.F.	174	12,228 S.F.	11,285 S.F.
45	12,441 S.F.	8,798 S.F.	110	12,070 S.F.	8,798 S.F.	175	12,228 S.F.	11,285 S.F.
46	12,441 S.F.	8,798 S.F.	111	12,070 S.F.	8,798 S.F.	176	12,228 S.F.	11,285 S.F.
47	12,441 S.F.	8,798 S.F.	112	12,070 S.F.	8,798 S.F.	177	12,228 S.F.	11,285 S.F.
48	12,441 S.F.	8,798 S.F.	113	12,070 S.F.	8,798 S.F.	178	12,228 S.F.	11,285 S.F.
49	12,441 S.F.	8,798 S.F.	114	12,070 S.F.	8,798 S.F.	179	12,228 S.F.	11,285 S.F.
50	12,441 S.F.	8,798 S.F.	115	12,070 S.F.	8,798 S.F.	180	12,228 S.F.	11,285 S.F.
51	12,441 S.F.	8,798 S.F.	116	12,070 S.F.	8,798 S.F.	181	12,228 S.F.	11,285 S.F.
52	12,441 S.F.	8,798 S.F.	117	12,070 S.F.	8,798 S.F.	182	12,228 S.F.	11,285 S.F.
53	12,441 S.F.	8,798 S.F.	118	12,070 S.F.	8,798 S.F.	183	12,228 S.F.	11,285 S.F.
54	12,441 S.F.	8,798 S.F.	119	12,070 S.F.	8,798 S.F.	184	12,228 S.F.	11,285 S.F.
55	12,441 S.F.	8,798 S.F.	120	12,070 S.F.	8,798 S.F.	185	12,228 S.F.	11,285 S.F.
56	12,441 S.F.	8,798 S.F.	121	12,070 S.F.	8,798 S.F.	186	12,228 S.F.	11,285 S.F.
57	12,441 S.F.	8,798 S.F.	122	12,070 S.F.	8,798 S.F.	187	12,228 S.F.	11,285 S.F.
58	12,441 S.F.	8,798 S.F.	123	12,070 S.F.	8,798 S.F.	188	12,228 S.F.	11,285 S.F.
59	12,441 S.F.	8,798 S.F.	124	12,070 S.F.	8,798 S.F.	189	12,228 S.F.	11,285 S.F.
60	12,441 S.F.	8,798 S.F.	125	12,070 S.F.	8,798 S.F.	190	12,228 S.F.	11,285 S.F.
61	12,441 S.F.	8,798 S.F.	126	12,070 S.F.	8,798 S.F.	191	12,228 S.F.	11,285 S.F.
62	12,441 S.F.	8,798 S.F.	127	12,070 S.F.	8,798 S.F.	192	12,228 S.F.	11,285 S.F.
63	12,441 S.F.	8,798 S.F.	128	12,070 S.F.	8,798 S.F.	193	12,228 S.F.	11,285 S.F.
64	12,441 S.F.	8,798 S.F.	129	12,070 S.F.	8,798 S.F.	194	12,228 S.F.	11,285 S.F.
65	12,441 S.F.	8,798 S.F.	130	12,070 S.F.	8,798 S.F.	195	12,228 S.F.	11,285 S.F.

**CURVE TABLE**

NO.	DELTA	PIVOT	LENGTH	TAPOUNT
01	83.64 20'	200.0'	102.11'	62.2 4'
02	80.20 20'	150.0'	68.5'	54.8 4'
03	120.00 20'	800.0'	243.6'	132.0 4'
04	80.00 20'	300.0'	147.2'	75.1 4'
05	120.00 20'	1000.0'	309.4'	196.0 4'
06	80.00 20'	300.0'	147.2'	75.1 4'
07	120.00 20'	1000.0'	309.4'	196.0 4'
08	80.00 20'	300.0'	147.2'	75.1 4'
09	120.00 20'	1000.0'	309.4'	196.0 4'
10	80.00 20'	300.0'	147.2'	75.1 4'
11	120.00 20'	1000.0'	309.4'	196.0 4'
12	80.00 20'	300.0'	147.2'	75.1 4'
13	120.00 20'	1000.0'	309.4'	196.0 4'
14	80.00 20'	300.0'	147.2'	75.1 4'
15	120.00 20'	1000.0'	309.4'	196.0 4'
16	80.00 20'	300.0'	147.2'	75.1 4'
17	120.00 20'	1000.0'	309.4'	196.0 4'
18	80.00 20'	300.0'	147.2'	75.1 4'
19	120.00 20'	1000.0'	309.4'	196.0 4'
20	80.00 20'	300.0'	147.2'	75.1 4'
21	120.00 20'	1000.0'	309.4'	196.0 4'
22	80.00 20'	300.0'	147.2'	75.1 4'
23	120.00 20'	1000.0'	309.4'	196.0 4'
24	80.00 20'	300.0'	147.2'	75.1 4'
25	120.00 20'	1000.0'	309.4'	196.0 4'
26	80.00 20'	300.0'	147.2'	75.1 4'
27	120.00 20'	1000.0'	309.4'	196.0 4'
28	80.00 20'	300.0'	147.2'	75.1 4'
29	120.00 20'	1000.0'	309.4'	196.0 4'
30	80.00 20'	300.0'	147.2'	75.1 4'
31	120.00 20'	1000.0'	309.4'	196.0 4'
32	80.00 20'	300.0'	147.2'	75.1 4'
33	120.00 20'	1000.0'	309.4'	196.0 4'
34	80.00 20'	300.0'	147.2'	75.1 4'
35	120.00 20'	1000.0'	309.4'	196.0 4'
36	80.00 20'	300.0'	147.2'	75.1 4'
37	120.00 20'	1000.0'	309.4'	196.0 4'
38	80.00 20'	300.0'	147.2'	75.1 4'
39	120.00 20'	1000.0'	309.4'	196.0 4'
40	80.00 20'	300.0'	147.2'	75.1 4'







## ADVISORY NOTIFICATION DOCUMENT

### Fire

**Fire. 1** **0010-Fire-MAP-#16-HYDRANT/SPACING (cont.)**

spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

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

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

**Fire. 3** **0010-Fire-SP-#100-FIRE STATION**

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire stations may be needed to meet anticipated service demands, given project densities.

**Fire. 4** **0010-Fire-SP-#47 SECONDARY ACCESS**

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

**Fire. 5** **0010-Fire-SP-#71-ADVERSE IMPACTS**

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

## ADVISORY NOTIFICATION DOCUMENT

### Fire

**Fire. 5** **0010-Fire-SP-#71-ADVERSE IMPACTS (cont.)**

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

**Fire. 6** **0010-Fire-SP-#86-WATER MAINS**

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

**Fire. 7** **0010-Fire-SP-#95-HAZ FIRE AREA**

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

**Fire. 8** **0010-Fire-SP-#96-ROOFING MATERIAL**

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

**Fire. 9** **0010-Fire-SP-#97-OPEN SPACE**

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

### Flood

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

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the





## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 7

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

This is a proposal to subdivide 98 acres into residential lots in the Cajalco Creek area. The site is located at the southwest corner of Rider Road and Barton Street. This project is within the Boulder Springs Specific Plan (SP 229) Planning Area 8.

The site is subject to potentially debris laden offsite storm flows from the hills to the south. Two well defined watercourses combine onsite. The developer has submitted a preliminary floodplain study to define the floodplain limits for these two watercourses.

The developer proposes to keep all residential lots including fill outside of the floodplain limits. Culverts crossing the floodplain shall impose no more than two-feet of headloss with the bulked 100-year flowrate to avoid potential sedimentation problems. Downstream storm drains shall be designed for the 100-year bulked flowrate. The bulking factor shall be 110 percent.

Storm flows tributary to the back of Lots 159 through 164 shall be delivered to "S" Street.

Storm flows tributary to the back of lots adjoining open space shall be collected using the following criteria: The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street. A splash wall shall be provided on the downstream side of the interceptor drain unless a block wall with a minimum of 3 courses of block is provided at the back property line of the affected lots.

Onsite and offsite storm flows are proposed to be conveyed in a storm drain system to a proposed water quality basins to the north. The basins must be designed to accommodate volume contributed by the offsite area. These basins are located offsite within property currently (February 2006) controlled by the developer of this site. Treated flows from the basin would outlet to Cajalco Creek.

Some temporary drainage facilities may be necessary until the other specific plan tracts are constructed.











## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 3

#### 0010-Planning-MAP - GEO NO. 1564 (cont.)

- 1.The nearest active fault to the site is the Elsinore Fault Zone located about 17.3 kilometers southwest of the site.
- 2.The UBC seismic design parameters are presented in Appendix F of the report.
- 3.The upper alluvium and colluvium/soil may be subject to liquefaction; however, these materials will be removed and replaced as compacted, engineered fill during site grading.
- 4.The quartz diorite bedrock underlying the site is not subject to liquefaction.
- 5.There is a potential rockfall hazard on the site due to the presence of boulders and/or boulder outcrops of quartz diorite bedrock.
- 6.Proposed cut and fill slopes are determined to be grossly and surficially stable as designed.

GEO No. 1564 recommended:

- 1.The project geologist should inspect all cut slopes during site grading operations.
- 2.The geotechnical consultant should review the project 40-scale grading plans so as to confirm the removal of the boulders and outcrops, or provide mitigation (such as rock catchment basins, rock debris fences, etc) for those areas where a rockfall hazard exists adjacent to ascending natural topography. Also, potentially unstable and hazardous rock material should be removed from all bedrock cut slopes during grading.
- 3.The bedrock is expected to be nonrippable at depth in areas of fresh bedrock outcrops, such as hilltop in the southwest, east margin and south-southeast margin of the site. In these areas where hard bedrock exists, heavy ripping, secondary breaking, and/or blasting may be required.

GEO No. 1564 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. GEO No. 1564 is hereby

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 3

#### 0010-Planning-MAP - GEO NO. 1564 (cont.)

accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be created for this project relative to the rockfall potential, as described elsewhere in this conditions set.

#### Planning. 4

#### 0010-Planning-MAP - INADVERTENT ARCHAEO FIND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
3. Grading of 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 mitigation.

















## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### **Planning-All. 9**

#### **0010-Planning-All-SP - Ordinance Requirements (cont.)**

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

#### **Planning-All. 10**

#### **0010-Planning-All-SPA - Replace all previous**

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

### Transportation

#### **Transportation. 1**

#### **0010-Transportation-MAP - DRAINAGE 1**

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

#### **Transportation. 2**

#### **0010-Transportation-MAP - DRAINAGE 2**

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





## ADVISORY NOTIFICATION DOCUMENT

### Transportation

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

The Comprehensive 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.

Cajalco Road (EW) at:  
 El Sobrante Road (NS)  
 Gavilan Road (NS)  
 Smith/Harley John Road (NS)  
 Project Access (NS)  
 Wood Road (NS)  
 Carpinus Drive (NS)  
 Alexander Street (NS)  
 Brown Street (NS)  
 Clark Street (NS)

Wood Road (NS) at:  
 Markham Street (EW)  
 Van Buren Blvd (EW)

Rider Street (EW) at:  
 Alexander Street (NS)

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. 7                      0010-Transportation-SP - SP229A1/IMPROVEMENTS**

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

#### **Transportation. 8                      0010-Transportation-SP - SP229A1/TS/CONDITIONS 1**

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 8                      0010-Transportation-SP - SP229A1/TS/CONDITIONS 1 (cont.)

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 traffic impacts.

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

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

Gavilan Road (NS) at:  
Cajalco Road (EW)

Harley John Road (NS) at:  
Cajalco Road (EW)

Wood Road (NS) at:  
Van Buren Boulevard (EW)  
Markham Street (EW)  
Carpinus Drive (EW)  
Cajalco Road (EW)

Carpinus Drive (NS) at:  
Cajalco Road (EW)

Alexander Street (NS) at:  
Martin Street (EW)  
Cajalco Road (EW)

Brown Street (NS) at:  
Cajalco Road (EW)

Clark Street (NS) at:  
Cajalco Road (EW)

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

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

**Transportation. 8**                      **0010-Transportation-SP - SP229A1/TS/CONDITIONS 1 (cont.)**

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-SP - SP229A1/WRCOG TUMF**

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

Plan: TR31611E03

Parcel: 321410001

50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050-E Health-EOT1 - REQ E HEALTH DOCUMENTS                      Not Satisfied

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

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

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

050 - E Health. 2                      0050-E Health-MAP - ANNEX FINALIZED                      Not Satisfied

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

050 - E Health. 3                      0050-E Health-MAP - HAZMAT PHASE II                      Not Satisfied

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

050 - E Health. 4                      0050-E Health-MAP - MONEY                      Not Satisfied

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

050 - E Health. 5                      0050-E Health-MAP - SEWER PLAN - COUNTY                      Not Satisfied

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

050 - E Health. 6                      0050-E Health-MAP - WATER PLAN                      Not Satisfied

Plan: TR31611E03

Parcel: 321410001

50. Prior To Map Recordation

E Health

050 - E Health. 6                      0050-E Health-MAP - WATER PLAN (cont.)                      Not Satisfied

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

050 - E Health. 7                      EOT2 - REQ E HEALTH DOCUMENTS                      Not Satisfied

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

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

Fire

050 - Fire. 1                              0050-Fire-MAP-#004-ECS-FUEL MODIFICATION                      Not Satisfied

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

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

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

The applicant or developer shall furnish one copy of the 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



Plan: TR31611E03

Parcel: 321410001

50. Prior To Map Recordation

Flood

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

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 Lake Mathews 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 BMP - MAINT & INSPECT                      Not Satisfied

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

050 - Flood. 4                      0050-Flood-MAP CAJALCO CREEK WETLANDS                      Not Satisfied

The Cajalco Creek Wetlands per the Lake Mathews Area



Plan: TR31611E03

Parcel: 321410001

50. Prior To Map Recordation

Flood

050 - Flood. 4                      0050-Flood-MAP CAJALCO CREEK WETLANDS (cont.)                      Not Satisfied  
Drainage Plan shall be constructed prior to the issuance of grading permits or recordation for this tract per the conditions of approval for Specific Plan 229 A1 Planning Area 8.

050 - Flood. 5                      0050-Flood-MAP OFFSITE EASE OR REDESIGN                      Not Satisfied  
Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

050 - Flood. 6                      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. 7                      0050-Flood-MAP SUBMIT PLANS                      Not Satisfied  
A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

050 - Flood. 8                      0050-Flood-MAP WRITTEN PERM FOR GRADING                      Not Satisfied  
Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

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 County Service Area No. 152.

Plan: TR31611E03

Parcel: 321410001

50. Prior To Map Recordation

Planning

050 - Planning. 1	0050-Planning-MAP - ANNEX TO PARK DISTRICT (cont.)	Not Satisfied
050 - Planning. 2	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 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:

Plan: TR31611E03

Parcel: 321410001

50. Prior To Map Recordation

Planning

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

"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 Tentative Tract Map No. 31611, Amended No. 4, dated: 03-13-06, 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, 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.

Plan: TR31611E03

Parcel: 321410001

50. Prior To Map Recordation

Planning

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

050 - Planning. 3                      0050-Planning-MAP - COMPLY WITH ORD 457                      Not Satisfied

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

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

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

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

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

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

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1564, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential rockfall."

050 - Planning. 6                      0050-Planning-MAP - FEE BALANCE                      Not Satisfied

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

050 - Planning. 7                      0050-Planning-MAP - FINAL MAP PREPARER                      Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 8                      0050-Planning-MAP - PREPARE A FINAL MAP                      Not Satisfied

Plan: TR31611E03

Parcel: 321410001

50. Prior To Map Recordation

Planning

050 - Planning. 8                      0050-Planning-MAP - PREPARE A FINAL MAP (cont.)                      Not Satisfied

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

050 - Planning. 9                      0050-Planning-MAP - QUIMBY FEES (1)                      Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 10                      0050-Planning-MAP - 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 98 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County Integrated Project (RCIP).

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 area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

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Parcel: 321410001

50. Prior To Map Recordation

Planning

050 - Planning. 10                      0050-Planning-MAP - SURVEYOR CHECK LIST (cont.)                      Not Satisfied

050 - Planning. 11                      0050-Planning-MAP - TRAILS EASEMENT                      Not Satisfied

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

A Community Trail (10') is shown on Rider Road, 14' along "U" Street and 14' along the eastern boundary of the map (along Barton Street / the rear of lots 159 - 165, 172, 173-186) which is within the proposed project boundaries. Please show on the trails plan the placement of the 14' trail where applicable along these streets.

050 - Planning. 12                      0050-Planning-MAP- ECS LIQUEFACTION                      Not Satisfied

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

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1564, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

050 - Planning. 13                      0050-Planning-SP - CC&R PRI COMN AREA                      Not Satisfied

The following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;

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50. Prior To Map Recordation

Planning

050 - Planning. 13

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

Not Satisfied

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

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

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

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

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

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

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

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50. Prior To Map Recordation

Planning

050 - Planning. 13                      0050-Planning-SP - CC&R PRI COMN AREA (cont.)  
established pursuant to this Declaration.

Not Satisfied

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

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

050 - Planning. 14                      0050-Planning-SP - CC&R PUB COMN AREA

Not Satisfied

The following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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

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



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50. Prior To Map Recordation

Planning

050 - Planning. 14

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

Not Satisfied

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

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

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

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

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed

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50. Prior To Map Recordation

Planning

050 - Planning. 14                      0050-Planning-SP - CC&R PUB COMN AREA (cont.)                      Not Satisfied  
amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

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

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

050 - Planning. 15                      0050-Planning-SP - COMMON AREA MAIN                      Not Satisfied  
PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

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

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

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

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following OPEN SPACE, PARKS, GREENBELTS, AND DETENTION BASINS.

050 - Planning. 16                      0050-Planning-SP - PARK AGENCY REQD                      Not Satisfied

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50. Prior To Map Recordation

Planning

050 - Planning. 16                      0050-Planning-SP - PARK AGENCY REQD (cont.)                      Not Satisfied

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project shall be annexed into an entity such as the County Service Area/District, Valley Wide Recreation and Open Space, or Homeowners' Association that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Riverside County Recreation and Parks District, County Service Area, Valley Wide or Homeowners' Association is unwilling or unable to annex the property in question."

Planning-EPD

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

The constrained areas will conform to the areas mapped as Riparian habitat in FIGURE 1 of the document prepared by EARSi on NOVEMBER 2005 ." These areas shall be mapped and labeled "Delineated Constraint Area (RIPARIAN AREA)" 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 of the constraint areas."

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

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

"County Biological Report No. BIOLOGICAL ASSESSMENT REPORT FOR THE BOULDER SPRINGS PROJECT was prepared for this property on NOVEMBER 2005 by EARSi and is on file at the County of Riverside Environmental Programs Department. Biological Resources requiring protection include, but are not limited to, RIPARIAN AREA. The property is subject to biological resources restrictions based on the results of the report."

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50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1            0050-Planning-EPD-MAP - ECS NOTES (cont.)            Not Satisfied

050 - Planning-EPD. 2            0050-Planning-EPD-MAP - ECS EXHIBIT            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.

Regional Parks and Open Space

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

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside trail easements. These trail easements shall be located as shown on the approved trails plan.

Transportation

050 - Transportation. 1            0050-Transportation-EOT1 - FINAL ACCESS AND MAINT            Not Satisfied

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

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

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

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

050 - Transportation. 2            0050-Transportation-MAP - ACCESS RESTRICTION            Not Satisfied

Lot access shall be restricted on Rider Road and Barton

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50. Prior To Map Recordation

Transportation

050 - Transportation. 2      0050-Transportation-MAP - ACCESS RESTRICTION (cont.)      Not Satisfied  
Street and so noted on the final map.

050 - Transportation. 3      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. 4      0050-Transportation-MAP - CORNER CUT-BACK I      Not Satisfied  
All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 5      0050-Transportation-MAP - DEDICATIONS      Not Satisfied  
Rider Road shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 103, Section A. (44'/74')  
  
All interior streets shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section A. (36'/56')

050 - Transportation. 6      0050-Transportation-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 - Transportation. 7      0050-Transportation-MAP - IMP PLANS      Not Satisfied  
Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

050 - Transportation. 8      0050-Transportation-MAP - INTERSECTION/50' TANGENT      Not Satisfied  
All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

Plan: TR31611E03

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9            0050-Transportation-MAP - LANDSCAPING            Not Satisfied

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

Note: The project shall comply with the landscaping conditions set forth by Planning Department.

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

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

050 - Transportation. 11            0050-Transportation-MAP - OFF-SITE ACCESS 1            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 in accordance with County Standard No. 106, Section B (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access roads shall be the easterly extension of Rider Road from Barton Street to Una Street, and the northwesterly extension of Rider Road and the northerly extension of Starglow Drive to Cajalco Road as depicted on the index map labeled "Boulder Springs, Primary and Secondary Access Road."

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Parcel: 321410001

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

Barton Street shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Draft Standard No. 105, Section C. (20'/30')

050 - Transportation. 14      0050-Transportation-MAP - SOILS 2      Not Satisfied

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

050 - Transportation. 15      0050-Transportation-MAP - SP229A1/CETAP CORRIDOR      Not Satisfied

Cajalco Road has been identified by the Riverside County Transportation Commission as the locally preferred route for the east-west, Hemet to Corona/Lake Elsinore CETAP Corridor. The Specific Plan shall be designed to set aside a 134 foot right-of-way for Cajalco Road, and an additional 86 foot area (to be deeded to the County) north of the 134 foot right-of-way to be designated for future public use.

The street improvements to be constructed within the right-of-way shall be as determined by the Transportation Department in consultation with RCTC and Caltrans. Right-of-way and street improvements on Cajalco Road are eligible for consideration for TUMF fee credits, since Cajalco Road is a TUMF designated facility.

050 - Transportation. 16      0050-Transportation-MAP - SP229A1/PERMITS      Not Satisfied

Prior to the construction of any improvements to Cajalco Road or the recordation of any maps setting an alignment, the applicant shall obtain and provide copies of all necessary permits from the appropriate Resource Agencies indicating that permits have been issued for the construction of Cajalco Road as designed by the applicant.

050 - Transportation. 17      0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD      Not Satisfied

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.

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Parcel: 321410001

50. Prior To Map Recordation

Transportation

050 - Transportation. 17      0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD (c      Not Satisfied

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

050 - Transportation. 18      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. 19      0050-Transportation-MAP - STREET SWEEPING      Not Satisfied

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

050 - Transportation. 20      0050-Transportation-MAP - STREETLIGHT 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's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 21      0050-Transportation-MAP - STRIPING PLAN      Not Satisfied

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



Plan: TR31611E03

Parcel: 321410001

50. Prior To Map Recordation

Transportation

050 - Transportation. 22      0050-Transportation-MAP - TS/DESIGN

Not Satisfied

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

Carpinus Drive (Starglow Drive) (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Alexander Street (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Smith/Harley John Road (NS) at:  
Cajalco Road (EW)  
With fee credit eligibility

or as approved by the Transportation Department.

Traffic Signal Interconnect shall be provided as approved by the Transportation Department

Installation of the signal (s) shall be per 90.TRANS.6

050 - Transportation. 23      0050-Transportation-MAP - TS/GEOMETRICS

Not Satisfied

The intersection of Carpinus Drive/Starglow Drive (NS) and Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and one shared through/right-turn lane

Southbound: N/A

Eastbound: One left-turn lane and one through lane

Westbound: One left-turn lane, one through lane, and one right-turn lane

The intersection of Alexander Street (NS) and Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and one through lane

Southbound: One left-turn lane and one through lane

Eastbound: One left-turn lane and two through lanes

Plan: TR31611E03

Parcel: 321410001

50. Prior To Map Recordation

Transportation

050 - Transportation. 23      0050-Transportation-MAP - TS/GEOMETRICS (cont.)      Not Satisfied

Westbound: One left-turn lane and two through lanes

The intersection of Smith/Harley John Road (NS) and Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: One shared left-turn/through/right-turn lane

Southbound: One shared left-turn/through/right-turn lane

Eastbound: One left-turn lane, one through lane, and one right-turn lane

Westbound: One left-turn lane and one through lane

The intersection of Clark Street (NS) and Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and one through lane

Southbound: One left-turn lane and one through lane

Eastbound: One left-turn lane and two through lanes

Westbound: One left-turn lane and two through lanes

The intersection of Rider Road (EW) and Carpinus Drive/Starglow Drive (NS) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One left-turn lane and one right-turn lane

Eastbound: One left-turn lane and one through lane

Westbound: One left-turn lane and one through lane

The intersection of Rider Road (EW) and "LL" Street/Rider Road (NS) shall be improved to provide the following geometrics:

Northbound: One shared through/right-turn lane

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50. Prior To Map Recordation

Transportation

050 - Transportation. 23      0050-Transportation-MAP - TS/GEOMETRICS (cont.)      Not Satisfied

Southbound: One left-turn lane and one through lane

Eastbound: N/A

Westbound: One left-turn lane and one right-turn lane

or as approved by the Transportation Department.

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

050 - Transportation. 24      0050-Transportation-MAP - VACATION      Not Satisfied

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Rider Road. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced 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.

The applicant, by his/her design, is requesting a vacation Starglow Drive/Dreamglo Lane. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved 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.

050 - Transportation. 25      0050-Transportation-MAP- UTILITY PLAN      Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the

Plan: TR31611E03

Parcel: 321410001

50. Prior To Map Recordation

Transportation

050 - Transportation. 25      0050-Transportation-MAP- UTILITY PLAN (cont.)      Not Satisfied

project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

050 - Transportation. 26      0050-Transportation-MAP-PARKWAY TREES/INTER.STREE      Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Parkway trees shall be installed in the interior streets within the subdivision. Landscape plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. Parkway tree maintenance shall be annexed to Lighting and Landscaping Maintenance District, landscaping plans shall depict ONLY such parkway trees as are to be placed within the public road rights-of-way.

050 - Transportation. 27      EOT2 - FINAL ACCESS AND MAINT      Not Satisfied

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

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

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

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1      0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP      Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP (cont.)                      Not Satisfied

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.

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

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

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

060 - BS-Grade. 2                      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. 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 will be required.

060 - BS-Grade. 3                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP                      Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective 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).

Plan: TR31611E03

Parcel: 321410001

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP (cont.)                      Not Satisfied

The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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. 4                      0060-BS-Grade-MAP-G2.1 GRADING BONDS                      Not Satisfied

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

060 - BS-Grade. 5                      0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS                      Not Satisfied

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

060 - BS-Grade. 6                      0060-BS-Grade-MAP-G2.3SLOPE EROS CL PLAN                      Not Satisfied

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

060 - BS-Grade. 7                      0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS                      Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7                      0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS (cont.)                      Not Satisfied  
GEOLOGIC REPORTS.

060 - BS-Grade. 8                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100                      Not Satisfied

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

060 - BS-Grade. 9                      EOT2 - REQ BMP SWPPP WQMP                      Not Satisfied

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

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

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

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

Fire

060 - Fire. 1                                      0060-Fire-MAP-#004 FUEL MODIFICATION                                      Not Satisfied

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

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between

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60. Prior To Grading Permit Issuance

Fire

- 060 - Fire. 1                      0060-Fire-MAP-#004 FUEL MODIFICATION (cont.)                      Not Satisfied
- rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
  - e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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

Flood

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

Tract 31611 is located within the limits of the Lake Mathews 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 BMP - FILTRATION                      Not Satisfied

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

- 060 - Flood. 3                      0060-Flood-MAP CAJALCO CREEK WETLANDS                      Not Satisfied

The Cajalco Creek Wetlands per the Lake Mathews Area Drainage Plan shall be constructed prior to the issuance of grading permits or recordation for this tract per the conditions of approval for Specific Plan 229 A1 Planning Area 8.

- 060 - Flood. 4                      0060-Flood-MAP CONSTRUCT OFFSITE FAC                      Not Satisfied



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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4                      0060-Flood-MAP CONSTRUCT OFFSITE FAC (cont.)                      Not Satisfied

The flood protection for this project is dependent on facilities proposed by neighboring tentative maps. Therefore, plans for the necessary offsite facilities shall be approved and bonded prior to issuance of grading permits.

060 - Flood. 5                      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. 6                      0060-Flood-MAP OFFSITE EASE OR REDESIGN                      Not Satisfied

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

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

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

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

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

Planning

060 - Planning. 1                      0060-Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to issuance of grading permits, the Planning

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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060-Planning-MAP - FEE BALANCE (cont.)                      Not Satisfied

060 - Planning. 2                      0060-Planning-MAP - GNTCTCHR CLEARANCE                      Not Satisfied

Prior to the issuance of any grading permit or recordation of any final map the applicant shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by the California Gnatcatcher (*Poliophtila californica californica*). Said approval shall be obtained through a) the initiation of a consultation with the United States Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act of 1973; or b) approval by the Secretary of the Interior of a 10(a) Permit pursuant to Section 10 of the Endangered Species Act of 1973; or c) participation in the Natural Community Conservation Planning program established by the State of California. A copy of the approval shall be submitted to the County Planning Department for review and clearance.

060 - Planning. 3                      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. 4                      0060-Planning-MAP - IF HUMAN REMAINS FOUND                      Not Satisfied

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

060 - Planning. 5                      0060-Planning-MAP - PECHANGA CLEARANCE                      Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5                      0060-Planning-MAP - PECHANGA CLEARANCE (cont.)                      Not Satisfied

A clearance letter from the Pechanga Band shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated November 28, 2005, summarized as follows:

1. Prior to the issuance of grading permits, the Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luiseno Indians. The Agreement shall contain provisions for the treatment of cultural and Native American human remains. It shall also contain provisions for tribal monitoring of all grading and ground-disturbing work, to be compensated by developer.
2. Tribal monitors from the Pechanga Band of Luiseno Indians shall be allowed to monitor all grading, excavation and ground breaking activities, including further archaeological surveys and testing. Tribal monitors will have the authority to stop and redirect grading activities in the event significant resources are discovered.
3. A qualified archaeological monitor will be present during all ground disturbing activities, and will have the authority to stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in consultation with the Pechanga Band of Luiseno Indians and their designated Tribal monitors.
4. The land owner agrees to relinquish ownership of all cultural resources, including all Luiseno sacred items, burial goods and all archaeological artifacts that are found on the Project area to the Pechanga Band of Luiseno Indians for proper treatment and disposition.
5. Prior to start of grading operations and throughout the grading process as necessary, the Developer agrees to discuss appropriate grading and ground-disturbing methods at locations with significant cultural resources, with the Pechanga Band. At the Pechanga Band's request, the Developer agrees to perform controlled excavation in areas where significant cultural resources are located, including, but not limited to, changing the size of the grade cut, slowing the grading process, utilizing alternative grading equipment, allowing additional time to recover materials, and limited controlled archaeological investigations in and immediately around the new significant finds or cultural resources.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6                      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. 7                      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 98 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 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. 8                      0060-Planning-MAP - TRAILS PLAN                      Not Satisfied

Prior to the issuance of any grading permit, the applicant shall submit a trails plan to the Riverside County Parks and Open Space District for review and approval. This trails plan shall show the trail(s) as follows:

A Community Trail (10') is shown on Rider Road, 14' along "U" Street and 14' along the eastern boundary of the map (along Barton Street / the rear of lots 159 - 165, 172, 173-186).

The trail shall be outside of the road right-of-way. The trails plan shall show the trail with topography, grading, cross sections, signage program, and plans for all street crossing and under crossings.

060 - Planning. 9                      0060-Planning-MAP - WMWD CLEARANCE                      Not Satisfied

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Parcel: 321410001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 9                      0060-Planning-MAP - WMWD CLEARANCE (cont.)                      Not Satisfied

A clearance letter from the Western Municipal Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated September 10, 2004.

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

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

060 - Planning. 11                      0060-Planning-SP - F&G CLEARANCE                      Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification.

060 - Planning. 12                      0060-Planning-SP - GENERAL M/M PROGRAM                      Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for \_\_\_ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

060 - Planning. 13                      0060-Planning-SP - PALEON M/M PROGRAM                      Not Satisfied

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

Plan: TR31611E03

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 13                      0060-Planning-SP - PALEON M/M PROGRAM (cont.)                      Not Satisfied

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

060 - Planning. 14                      0060-Planning-SP - SP ACOE CLEARANCE                      Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification.

Planning-EPD

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

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

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

060 - Planning-EPD. 2                      0060-Planning-EPD-EPD - GNATCATCHER NESTING SURV                      Not Satisfied

Potential suitable habitat for California gnatcatcher is

Plan: TR31611E03

Parcel: 321410001

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2            0060-Planning-EPD-EPD - GNATCATCHER NESTING SURV    Not Satisfied  
present onsite and this property occurs within an MSHCP Cell, thus no grading permits may be issued during the breeding season (March 1 - August 15) without written documentation that no California gnatcatchers currently inhabit this site. A presence/absence survey for this species shall be conducted by a biologist that has an MOU with EPD and the findings submitted to EPD for review prior to issuance of any grading permit.

Regional Parks and Open Space

060 - Regional Parks and Open Space-MAP - TRAIL PLAN    Not Satisfied  
Prior to the issuance of any grading permits, the applicant shall submit for review and approval to the Riverside County Regional Park and Open-Space District a trails plan. This trails plan shall show a minimum 8' wide community trail along the south side of Rider Road, outside the road right of way and the trail which will share the easement with the access road that runs along the eastern property line.

Transportation

060 - Transportation. 1            0060-Transportation-EOT1 - FINAL WQMP FOR GRADING    Not Satisfied  
This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

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

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

060 - Transportation. 2            EOT2 - FINAL WQMP FOR GRADING    Not Satisfied  
This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the

Plan: TR31611E03

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2            EOT2 - FINAL WQMP FOR GRADING (cont.)            Not Satisfied

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

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

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

80. Prior To Building Permit Issuance

BS-Grade

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

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

Fire

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

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

080 - Fire. 2            0080-Fire-MAP-#50C-TRACT WATER VERIFICA            Not Satisfied

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

Approved water plans must be at the job site.

Flood

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

Tract 31611 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.



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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1                      0080-Flood-MAP ADP FEES (cont.)                      Not Satisfied

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

080 - Flood. 2                      0080-Flood-MAP SUBMIT PLANS                      Not Satisfied

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

Planning

080 - Planning. 1                      0080-Planning-MAP - 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. 2                      0080-Planning-MAP - COMMON AREA MAINTENANCE                      Not Satisfied

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

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

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Planning

080 - Planning. 2                      0080-Planning-MAP - COMMON AREA MAINTENANCE (con    Not Satisfied  
approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division, or issuance of any building permit for any approved evelopment permit (use permit, plot plan, etc.).

080 - Planning. 3                      0080-Planning-MAP - CONFORM FINAL SITE PLAN                      Not Satisfied

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

080 - Planning. 4                      0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN                      Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).
4. There shall be two secondary project entry monuments located at the Rider Road accesses for Planning Area No. 8 as shown within the Boulder Springs Specific Plan, Amendment No. 1, Figure 16 (Secondary Project Entry) and illustrated in exhibit 2 (Secondary Monument).

NOTE: The requirements of this plot plan may be

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Planning

080 - Planning. 4                      0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN (cor    Not Satisfied  
incorporated with any minor plot plan required by the  
conditions of approval for this subdivision. However, this  
ENTRY MONUMENT and GATES PLAN condition of approval shall be  
cleared individually.

080 - Planning. 5                      0080-Planning-MAP - FEE BALANCE                                      Not Satisfied  
Prior to issuance of building permits, the Planning  
Department shall determine if the deposit based fees are  
in a negative balance. If so, any outstanding fees shall be  
paid by the applicant/developer.

080 - Planning. 6                      0080-Planning-MAP - FINAL SITE PLAN                                      Not Satisfied  
A plot plan application shall be submitted to the County  
Planning Department pursuant to Section 18.30.a.(1) of  
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 Guidelines for  
Riverside County.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan)  
showing all lots, building footprints, setbacks,  
mechanical equipment and model assignments on individual  
lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8"  
x 10") of the sample board and colored elevations shall be  
submitted for permanent filing and agency distribution  
after the Planning Department has reviewed and approved the  
sample board and colored elevations in accordance with the  
approved Design Manual and other applicable standards. All  
writing must be legible. Six (6) matrix sheets showing  
structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor  
plans for tract maps with 50 or less units. Reverse floor

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

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.

8. Final Site Plan shall be in compliance with Specific Plan No. 229, Amendment No. 1.

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

080 - Planning. 7                      0080-Planning-MAP - FRONT YARD LANDSCAPING                      Not Satisfied

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

080 - Planning. 8                      0080-Planning-MAP - LANDSCAPE PLOT PLAN                      Not Satisfied

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8                      0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied

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

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

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

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Planning

080 - Planning. 8

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

Not Satisfied

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

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

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

NOTES:

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

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

080 - Planning. 9

0080-Planning-MAP - MODEL HOME COMPLEX

Not Satisfied

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

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

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Planning

080 - Planning. 9                      0080-Planning-MAP - MODEL HOME COMPLEX (cont.)                      Not Satisfied

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. 10                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 11                      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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 11                      0080-Planning-MAP - Walls/Fencing Plans (cont.)                      Not Satisfied

Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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

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

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

D. 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.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,



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Planning

080 - Planning. 11                      0080-Planning-MAP - Walls/Fencing Plans (cont.)                      Not Satisfied

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. 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.

080 - Planning. 12                      0080-Planning-MAP - WMWD AGENCY CLEARANCE                      Not Satisfied

In a letter dated September 10, 2004, the Western Municipal Water District (Western) provided the following Conditions of Approval for TR31611:

1. Water efficiency landscape requirements for all model homes, in a residential subdivision, per the County of Riverside's Ordinance 348d ARTICLE XIXf section 19.304.
2. Developer to submit a 24"x36" preliminary onsite and/or offsite plan of water and/or sewer plan layout to Western before normal submittal of Water and/or Sewer Improvement Plans.
3. Preliminary water and/or sewer plans shall show the following items:
  - A. Delineate all proposed water and/or sewer facilities within project boundaries. Include pipeline diameters and type of material.
  - B. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, electrical vaults, etc.) within project boundaries.
  - C. Delineate all easements within project boundaries.
  - D. Delineate all proposed and existing lots, streets, and storm drains.
4. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water and/or Sewer Improvement Plans.
5. Water and/or Sewer Improvement Plans shall be designed per Western's Standard Specifications.
6. Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 12                      0080-Planning-MAP - WMWD AGENCY CLEARANCE (cont.)      Not Satisfied  
and/or offsite utilities to be relocated at Developer's expense.

7.Developer to pay all costs associated with preliminary review by Western at the time of review.

8.Water and/or Sewer Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.

9.Contact Western's Development Services Department at (951) 789-5000 for further information.

080 - Planning. 13                      0080-Planning-MAP- WASTE MGMT DEPT CLEARANCE              Not Satisfied

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated September 16, 2004.

080 - Planning. 14                      0080-Planning-SP - POST GRADING REPORT                      Not Satisfied

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with.

Transportation

080 - Transportation. 1                      0080-Transportation-EOT1 -WQMP AND MAINTENANCE              Not Satisfied

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

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

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

080 - Transportation. 2                      0080-Transportation-MAP - GARAGE DOOR 1                      Not Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2            0080-Transportation-MAP - GARAGE DOOR 1 (cont.)            Not Satisfied

Garage door setbacks for all residential zones shall be 20 feet for roll up doors, measured from the street right-of-way to the face of garage. If conventional swing out doors are used, an additional 4 feet will be required. Side entry garages shall comply with minimum building setback requirements.

080 - Transportation. 3            EOT2 - WQMP AND MAINTENANCE            Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants. A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1            0090-BS-Grade-EOT1 - WQMP REQUIRED            Not Satisfied

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-EOT1 - WQMP REQUIRED (cont.)                      Not Satisfied

industrial facility shall register such facility for annual inspections.

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

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

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

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

090 - BS-Grade. 3                      0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN                      Not Satisfied

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

090 - BS-Grade. 4                      EOT2 - WQMP REQUIRED                      Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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90. Prior to Building Final Inspection

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 OFFSITE FACILITIES                      Not Satisfied

No occupancy permits shall be granted until the necessary offsite drainage facilities are functional.

Planning

090 - Planning. 1                      0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI                      Not Satisfied

The land divider/permit holder shall construct a six (6) foot high decorative block wall along the perimeter of the tract. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2                      0090-Planning-MAP - 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 - LANDSCAPING COMPLIANCE                      Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4                      0090-Planning-MAP - LANDSCAPING COMPLIANCE (cont.)      Not Satisfied

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

090 - Planning. 5                      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 County of Riverside Economic Development Agency (EDA) for CSA No. 152.

090 - Planning. 6                      0090-Planning-MAP - ROOF RUN-OFF DISCHARGE                              Not Satisfied

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

090 - Planning. 7                      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 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 98 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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7                      0090-Planning-MAP - SKR FEE CONDITION (cont.)                      Not Satisfied  
subsequent mitigation fee ordinance, payment of the  
appropriate fee set forth in that ordinance shall be  
required.

090 - Planning. 8                      0090-Planning-MAP- ROLL-UP GARAGE DOORS                      Not Satisfied  
All residences shall have automatic roll-up garage doors.

090 - Planning. 9                      0090-Planning-USE - MITIGATION MONITORING                      Not Satisfied  
The permit holder shall prepare and submit a written report  
to the Riverside County Planning Department demonstrating  
compliance with all remaining conditions of approval and  
mitigation measures of this permit and

Environmental Assessment No. 39157.

The Planning Director may require inspection or other  
monitoring to ensure such compliance.

Planning-EPD

090 - Planning-EPD. 1                      0090-Planning-EPD-MAP - DBESP                      Not Satisfied  
THE APPLICANT SHALL PROVIDE DOCUMENTATION PRIOR TO BUILDING  
FINAL INSPECTION SUCH THAT THE MITIGATION DESCRIBED IN THE  
DETERMINATION OF BIOLOGICALLY EQUIVALENT OR SUPERIOR  
PRESERVATION REPORT PROVIDED IN THE MSHCP CONSISTENCY  
DOCUMENTATION FOR THE IMPACT AREA ONSITE WAS ACHIEVED TO  
THE SATISFACTION OF THE ENVIRONMENTAL PROGRAMS DEPARTMENT.

THE TOTAL PROJECT MITIGATION RATIO IS IDENTIFIED AS 2.4:1  
FOR THE IMPACTED AREAS. A TOTAL OF 7.49 ACRES OF  
WETLAND/RIPARIAN/RIVERINE HABITAT WILL NEED TO BE PROVIDED  
PRIOR TO FINAL INSPECTION.

DOCUMENTATION SHALL INCLUDE MAPS OF IMPACTED AREAS,  
PHOTOGRAPHS, AND CORRESPONDENCE WITH STATE AND FEDERAL  
WILDLIFE AGENCIES INDICATING COMPLIANCE WITH THE APPROVED  
MITIGATION PLAN.

TR31607, TR31608, TR31609, TR31610, TR31611 AND TR31612 ARE  
CONDITIONED ACCORDINGLY, SATISFYING THIS CONDITION FOR ANY  
ONE OF THE ABOVEMENTIONED TRACTS SATISFIES ALL REMAINING  
ASSOCIATED TRACTS TO BE SET TO MET.

090 - Planning-EPD. 2                      0090-Planning-EPD-MAP - DBESP MITIGATION                      Not Satisfied  
THE APPLICANT SHALL PROVIDE DOCUMENTATION THAT THE

Plan: TR31611E03

Parcel: 321410001

90. Prior to Building Final Inspection

Planning-EPD

090 - Planning-EPD. 2            0090-Planning-EPD-MAP - DBESP MITIGATION (cont.)            Not Satisfied  
MITIGATION DESCRIBED IN THE DETERMINATION OF BIOLOGICALLY EQUIVALENT OR SUPERIOR PRESERVATION REPORT PROVIDED IN THE MSHCP CONSISTENCY DOCUMENTATION FOR THE IMPACT AREA ONSITE WAS ACHIEVED. THE TOTAL PROJECT MITIGATION RATIO IS IDENTIFIED AS 2.4:1 FOR THE AREAS IMPACTED. A TOTAL OF 7.49 ACRES OF WETLAND/RIPARIAN/RIVERINE HABITAT WILL NEED TO BE PROVIDED PRIOR TO THE FINAL INSPECTION.

Transportation

090 - Transportation. 1            0090-Transportation-EOT1 - WQMP COMP AND BNS REG            Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

090 - Transportation. 2            0090-Transportation-MAP - 80% COMPLETION            Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- 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.



Plan: TR31611E03

Parcel: 321410001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2            0090-Transportation-MAP - 80% COMPLETION (cont.)            Not Satisfied

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. 3            0090-Transportation-MAP - STREET LIGHTS 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 - STREET SWEEPING            Not Satisfied

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

090 - Transportation. 5            0090-Transportation-MAP - TS/INSTALLATION            Not Satisfied

Prior to the final building inspection of the first dwelling unit, the following traffic signal(s) shall be installed and operational:

Carpinus Drive (Starglow Drive) (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Plan: TR31611E03

Parcel: 321410001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5            0090-Transportation-MAP - TS/INSTALLATION (cont.)            Not Satisfied

Alexander Street (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Smith/Harley John Road (NS) at:  
Cajalco Road (EW)  
With fee credit eligibility

or as approved by the Transportation Department.

Traffic Signal Interconnect shall be provided as approved  
by the Transportation Department.

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 (s). All work shall be  
pre-approved by and shall comply with the requirements of  
the Transportation Department and the public contract code  
in order to be eligible for fee credit or reimbursement.

090 - Transportation. 6            0090-Transportation-MAP - UTILITY INSTALL            Not Satisfied

Electrical power, telephone, communication, street  
lighting, and cable television lines shall be placed  
underground in accordance with ordinance 460 and 461, or as  
approved by the Transportation Department. This also  
applies to existing overhead lines which are 33.6 kilovolts  
or below along the project frontage and between the nearest  
poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility  
company and submitted to the Department of Transportation  
as proof of completion.

090 - Transportation. 7            0090-Transportation-MAP - WRCOG TUMF            Not Satisfied

Prior to the issuance of an occupancy permit, the project  
proponent shall pay the Transportation Uniform Mitigation  
Fee (TUMF) in accordance with the fee schedule in effect at  
the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 8            EOT2 - WQMP COMP AND BNS REG            Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials  
regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location  
of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established.  
Additionally, the applicant will be required to register BMPs with the Transportation Department's

08/30/22  
09:34

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 55

Plan: TR31611E03

Parcel: 321410001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8            EOT2 - WQMP COMP AND BNS REG (cont.)            Not Satisfied

Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

# TR31612E03

## Vicinity Map



### Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas



**\*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.

### Notes

0 376 752 Feet

REPORT PRINTED ON... 8/30/2022 10:17:22 AM

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# TENTATIVE TRACT No. 31612

## AMENDED

### COUNTY OF RIVERSIDE

**OWNER**  
BOULDER SPRINGS VENTURES, LLC  
5023 NORTH PARKWAY CALABASAS  
CALABASAS, CA 91302  
PHONE: (818) 876-9500  
FAX: (818) 876-9789  
PROJECT MANAGER: CHRISTOPHER BLEY

**APPLICANT**  
BOULDER SPRINGS LAND COMPANY  
5023 NORTH PARKWAY CALABASAS  
CALABASAS, CA 91302  
PHONE: (818) 876-9500  
FAX: (818) 876-9789  
PROJECT MANAGER: CHRISTOPHER BLEY

**DATE PREPARED**  
MAY, 2005

**ENGINEER**  
K & A ENGINEERING, INC.  
357 N. SHERIDAN STREET, SUITE 117  
CORONA, CA 92880  
PHONE: (951) 279-1800  
PROJECT MANAGER: DON BERGH, P.E.

**CONTIGUOUS OWNERSHIP STATEMENT**  
OWNER CURRENTLY OWNS ADJOINING LOT 13, 14 AND 17 OF TRACT 23536

**UTILITIES AND SERVICES**

**AGENCY SERVING THE AREA**

**ELECTRIC:** SOUTHERN CALIFORNIA EDISON  
**GAS:** THE GAS CO.  
**TELEPHONE:** GENERAL TELEPHONE  
**CABLE TV:** NONE  
**WATER:** WESTERN MUNICIPAL WATER DISTRICT  
**SEWER:** WESTERN MUNICIPAL WATER DISTRICT  
**SCHOOL DIST.:** VAL VERDE UNIFIED SCHOOL DISTRICT

**LEGAL DESCRIPTION**

A PORTION OF THE S 1/2 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST, AND A PORTION OF THE N 1/2 OF SECTION 17 T.4 SOUTH, R. 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
A PORTION OF LOTS 9, 10, 11, 12, 15, AND 21 OF TRACT NO. 23536, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 236, PAGES 71 THROUGH 84 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PROPERTY LOCATION**

SOUTH OF CALICO ROAD,  
BETWEEN LAKE MATHEWS AND  
THE ESCONCODO FWY I-215.

**ASSESSOR'S PARCEL NUMBER**

321-410-001, 321-410-002, 321-410-004, 321-410-007,  
321-410-021, 321-410-026 AND 321-410-022

**SECTIONS, TOWNSHIPS AND RANGES**

PORTION OF SECTIONS 8 AND 17, T.4S, R.4W, S8M

**THOMAS BROTHERS MAP**

RIVERSIDE COUNTY (2005) PAGE 776, E-4 AND F-4

**PROPERTY ACREAGE**

36.7 ACRES (NET AND GROSS)

9.7 ACRES (PARK), 0.5 LOT 23 ACRES

**EARTHWORK QUANTITY ESTIMATE**

163,477 C.Y. CUT  
163,088 C.Y. FILL  
THIS MAP TO BE GRADED CONCURRENTLY WITH  
ADJOINING TENTATIVE TRACT MAPS 31607,  
31608, 31609, 31610 AND 31611 FOR ON-SITE  
BALANCE WITHIN S.P. 229 (BOULDER  
SPRINGS-SOUTH).

**EXISTING GENERAL PLAN DESIGNATIONS**

2 DU/AC. DEVELOPMENT/UNITS PER ACRE  
LAKE MATHEWS COMMUNITY PLAN

**SPECIFIC PLAN**

SP 229 - AMENDMENT NO. 1 ADOPTED MAY 03, 2004  
PLANNING AREA 8

**PRESENT USE**

VACANT LAND

**PROPOSED USE**

RESIDENTIAL COMMUNITY LOT SUMMARY FOR SP229 A1, P49  
64 RESIDENTIAL LOTS, 215 1-DAY SITE  
2 OPEN SPACE LOTS  
TOTAL PROPOSED:  
TOTAL FOR SP229

**EXISTING & PROPOSED ZONING**

SP 229 - AMENDMENT NO. 1  
- PLANNING AREA 12 (PARK)  
- PLANNING AREA 8  
- PLANNING AREA 9

**PROPOSED IMPROVEMENT SCHEDULE**

SCHEDULE "A"

**PROPOSED STORM DRAINS**

PROPOSED STORM DRAIN SYSTEMS SHALL BE  
MAINTAINED BY ROTC OR R.C.F.C. & W.C.D.

**WELLS**

THERE ARE NO KNOWN EXISTING WELLS ON SITE  
OR WITHIN 200 FEET OF PROPERTY

**FLOOD PLAN**

PROJECT SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION  
OR FLOOD HAZARD THERE ARE NO FEMA MAPPED FLOOD  
PLANS OR FLOOD WAYS ON THE PROJECT SITE FROM  
PANEL NO. 09045-1408, NOV. 20, 1986 SHOWING SITE AS  
ZONE "C" THERE ARE NO OPEN CHANNELS- EXISTING OR  
PROPOSED WITHIN PROJECT SITE

**GEOLOGIC HAZARD NOTE**

PROJECT SITE IS NOT SUBJECT TO  
LIQUEFACTION OR OTHER GEOLOGIC HAZARDS  
PROJECT IS NOT IN A SPECIAL STUDIES ZONE

**COMMUNITY SERVICES DISTRICT**

PROJECT SITE IS WITHIN RSD 46.3  
PROJECT SITE IS WITHIN CSA 117

**RIGHTS-OF-WAY**

CARPINUS DRIVE (66') IS A FULLY DEDICATED STREET.  
STREETS "A" THROUGH "X" WILL BE DEDICATED BY THIS  
PROJECT. ALL INTERSECTIONS ARE AT 90° UNLESS  
OTHERWISE INDICATED

**NOTES**

THE FINAL DESIGN OF THIS PROJECT WILL  
CONSIDER AND COMPLY WITH NOTES  
SUPPLEMENT "A". ALL NUISANCE FLOW AND  
FIRST FLUSH STORM FLOW WILL BE TREATED  
WITHIN THE WATER QUALITY BASIN PRIOR TO  
RELEASING INTO CALICO CREEK.

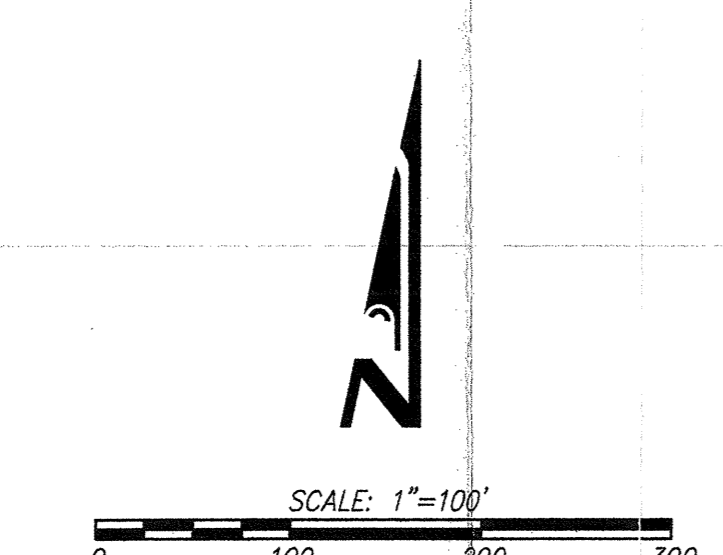
**AERIAL TOPOGRAPHY BY:**

ARROWHEAD MAPPING CORPORATION  
673 S. COOLEY DR. SUITE 102  
COLTON, CA 92324  
(951) 887-5969  
DATE: SEPT. 2000

**EASEMENT NOTES**

- 30' EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO BURBANK GREEN AND LORRAINE L. GREEN, CAROLE GREEN PISAPIS, GARY B. GREEN AND GARY S. GREEN AS TRUSTEE PER INSTRUMENT NO. 138119, RECORDED OCTOBER 25, 1974 (TO BE RELOCATED WITHIN PROPOSED ROADWAYS).
- 40' EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO H.B. RANGNES, INC. PER INSTRUMENT NO. 138116, RECORDED OCTOBER 25, 1974 (TO BE RELOCATED WITHIN PROPOSED ROADWAYS).
- 30' EASEMENT FOR ROAD PURPOSES TO EASTERN MUNICIPAL WATER DISTRICT PER INSTRUMENT NO. 87087, RECORDED JULY 28, 1965 (TO BE VACATED UPON RELOCATION OF IRRIGATION WATER LINE).

- C/A 10' EASEMENT FOR UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY PER INSTRUMENT NO. 120461, RECORDED NOVEMBER 21, 1963 (TO BE VACATED UPON RELOCATION OF UTILITIES TO ROADWAYS).
- C/A 10' & 4" EASEMENT FOR OVERHEAD UNDERGROUND ELECTRICAL SUPPLY SYSTEM COMMUNICATION SYSTEM AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY PER INSTRUMENT NO. 116886 RECORDED OCTOBER 1, 1971 (TO BE VACATED UPON RELOCATION OF UTILITIES TO ROADWAYS).
- C/A 10' EASEMENT FOR UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY PER INSTRUMENT NO. 219879, RECORDED OCTOBER 31, 1977 (TO BE VACATED UPON RELOCATION OF UTILITIES TO ROADWAYS).



**LOT DESCRIPTION**

LOT NO.	OVERALL LOT	PAD AREA
1	33,079 S.F.	11,612 S.F.
2	13,613 S.F.	10,955 S.F.
3	13,071 S.F.	9,771 S.F.
4	13,290 S.F.	8,657 S.F.
5	12,314 S.F.	12,314 S.F.
6	12,090 S.F.	10,540 S.F.
7	12,090 S.F.	10,912 S.F.
8	12,043 S.F.	11,021 S.F.
9	12,082 S.F.	10,871 S.F.
10	12,082 S.F.	10,781 S.F.
11	12,082 S.F.	11,028 S.F.
12	12,082 S.F.	10,789 S.F.
13	12,082 S.F.	10,781 S.F.
14	12,082 S.F.	10,749 S.F.
15	12,082 S.F.	11,059 S.F.
16	12,082 S.F.	10,753 S.F.
17	12,082 S.F.	11,776 S.F.
18	12,082 S.F.	11,014 S.F.
19	12,082 S.F.	11,059 S.F.
20	12,082 S.F.	11,059 S.F.
21	12,082 S.F.	11,096 S.F.
22	12,011 S.F.	11,059 S.F.
23	12,013 S.F.	10,989 S.F.
24	12,206 S.F.	9,233 S.F.
25	14,458 S.F.	11,186 S.F.
26	14,445 S.F.	13,387 S.F.
27	12,600 S.F.	11,294 S.F.
28	12,600 S.F.	11,294 S.F.
29	12,600 S.F.	11,112 S.F.
30	12,600 S.F.	11,169 S.F.
31	12,600 S.F.	11,169 S.F.
32	12,600 S.F.	11,111 S.F.
33	12,600 S.F.	10,721 S.F.
34	13,107 S.F.	8,674 S.F.
35	13,219 S.F.	9,971 S.F.
36	14,509 S.F.	11,312 S.F.
37	14,142 S.F.	10,730 S.F.
38	12,337 S.F.	9,543 S.F.
39	12,261 S.F.	11,811 S.F.
40	12,336 S.F.	9,239 S.F.
41	12,332 S.F.	9,581 S.F.
42	12,343 S.F.	9,511 S.F.
43	12,415 S.F.	8,680 S.F.
44	12,423 S.F.	9,977 S.F.
45	12,257 S.F.	9,774 S.F.
46	12,340 S.F.	9,911 S.F.
47	12,340 S.F.	9,532 S.F.
48	12,160 S.F.	10,064 S.F.
49	12,251 S.F.	9,255 S.F.
50	12,151 S.F.	10,007 S.F.

**LOT NO. OVERALL LOT PAD AREA**

51	12,160 S.F.	11,613 S.F.
52	12,092 S.F.	11,120 S.F.
53	12,098 S.F.	10,785 S.F.
54	12,092 S.F.	10,992 S.F.
55	12,094 S.F.	10,885 S.F.
56	12,090 S.F.	10,883 S.F.
57	12,047 S.F.	10,919 S.F.
58	12,047 S.F.	11,002 S.F.
59	12,047 S.F.	10,885 S.F.
60	12,047 S.F.	11,503 S.F.
61	13,591 S.F.	12,285 S.F.
62	15,319 S.F.	14,501 S.F.
63	13,219 S.F.	11,973 S.F.
64	13,107 S.F.	8,960 S.F.

**OPEN SPACE LOT**

65	497,820 S.F.	PARK SITE 2.3 AC
66	63,784 S.F.	
67	29,759 S.F.	

**STREET INTERSECTIONS DISTANCE**

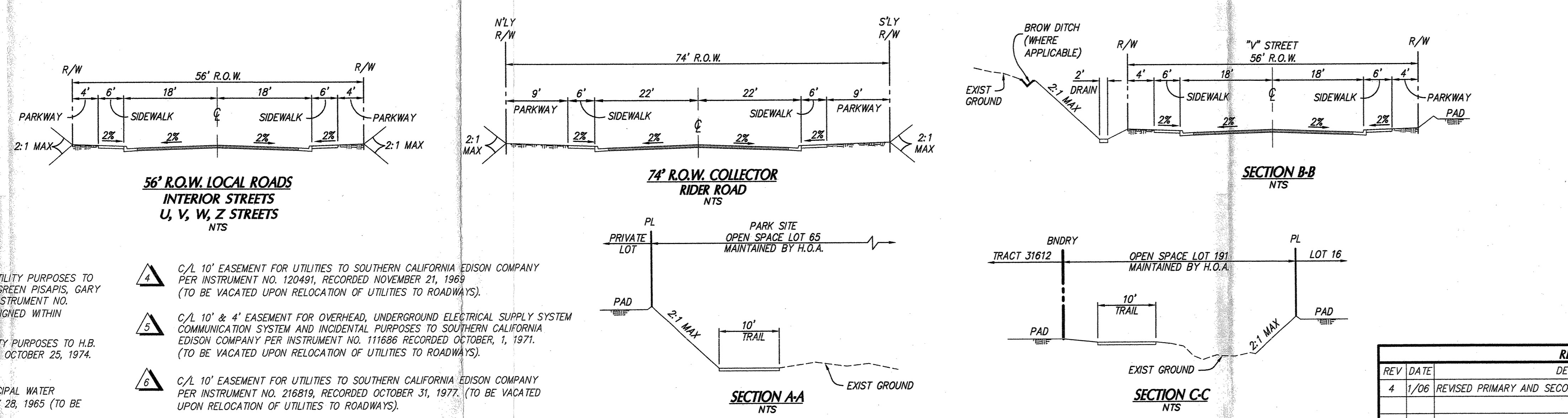
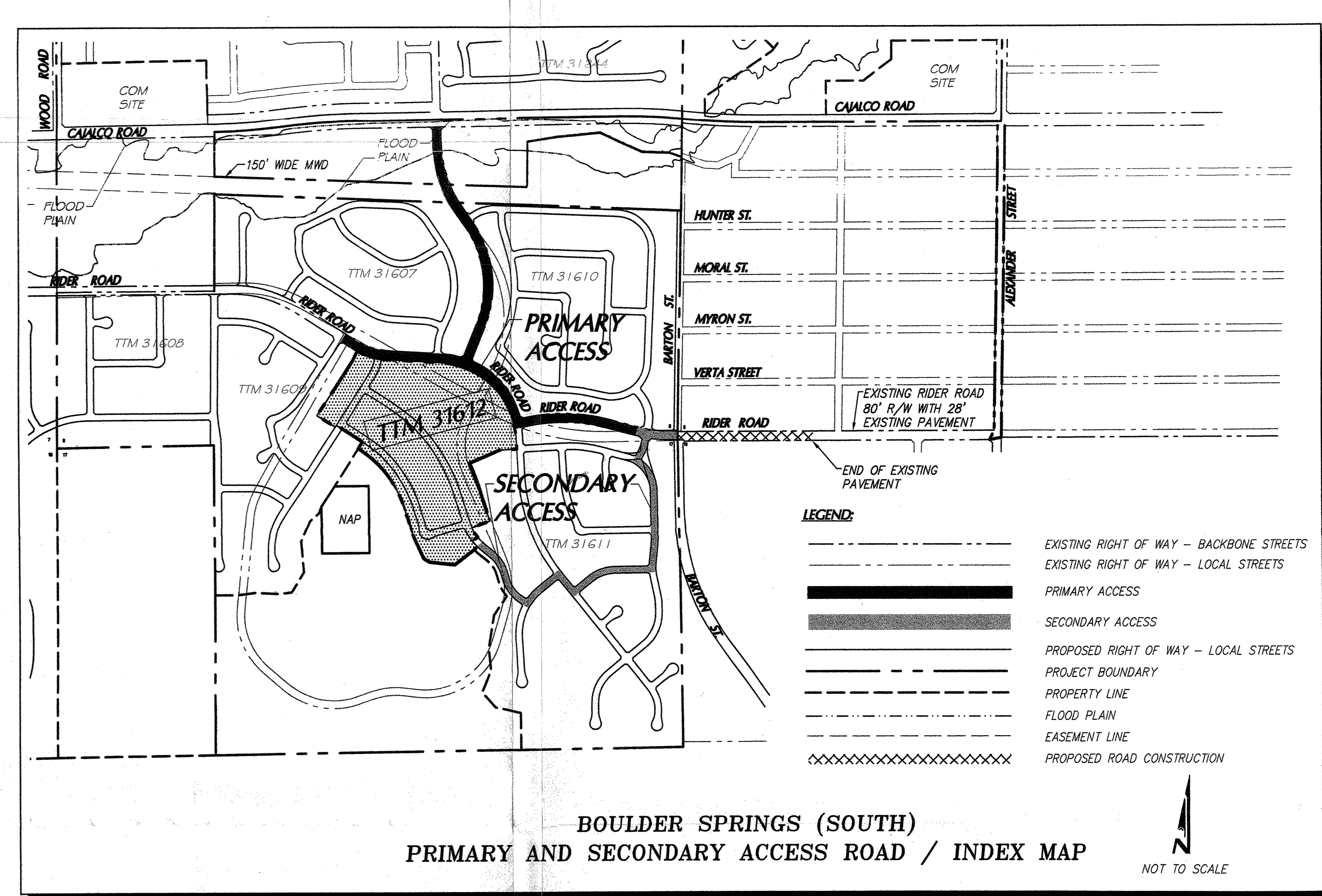
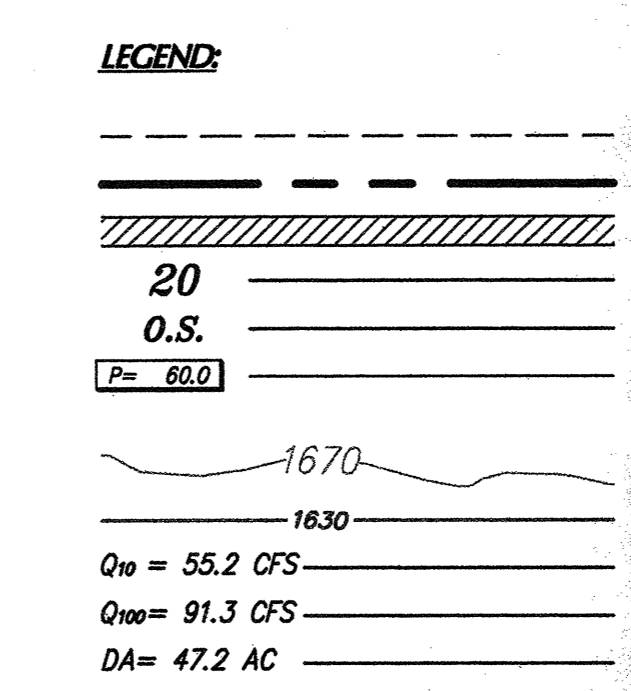
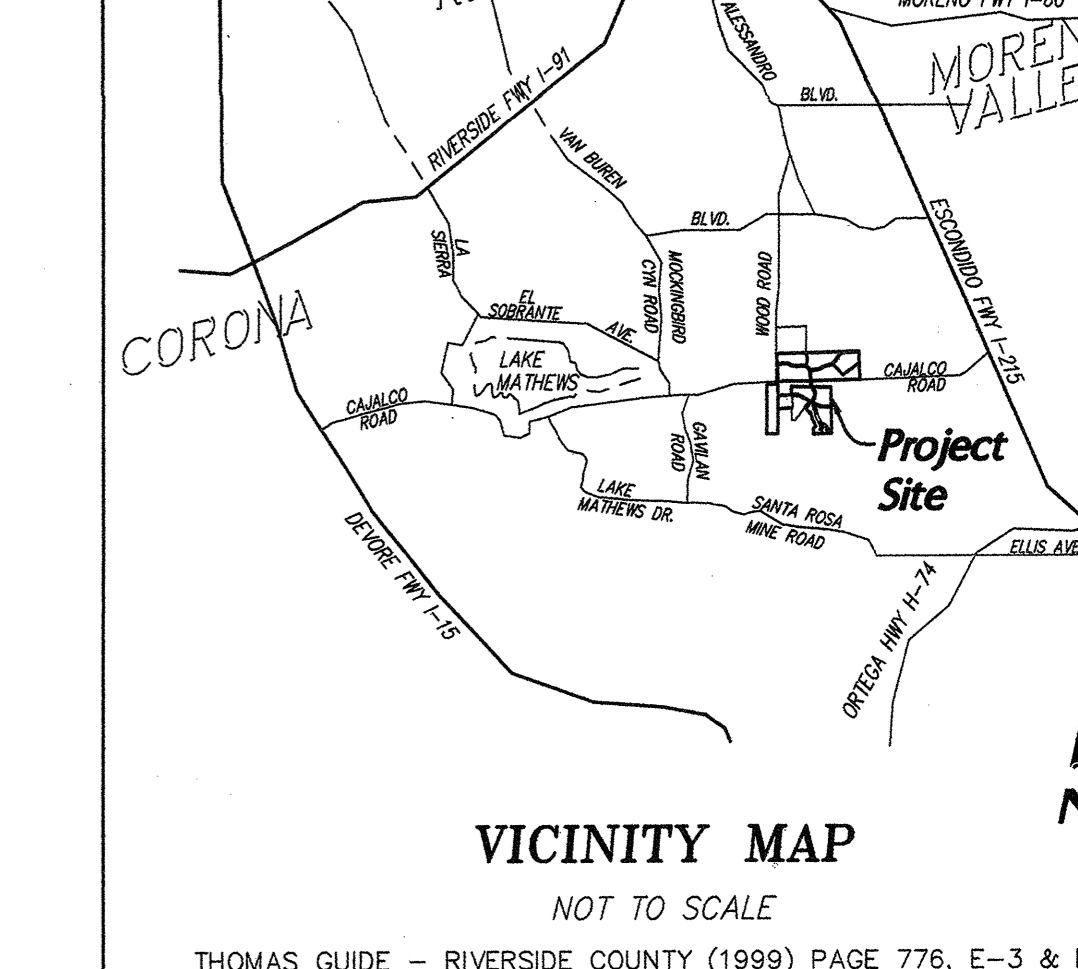
STREET INTERSECTIONS	DISTANCE
SW TRACT BOUNDARY & W STREET TO W & V STREET	28.00'
W & U STREET TO W & V STREET	360.00'
W & U STREET TO W STREET & RIDER ROAD	321.52'
W & V STREET TO U & V STREET	1481.93'
W & V STREET TO V & U STREET	1591.64'
U & V STREET TO U STREET & S TRACT BOUNDARY	144.48'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	32°49'57"	400'	229'	118'
C2	40°59'20"	1360'	873'	508'
C3	60°00'00"	63'	83'	51'
C4	43°59'20"	1000'	715'	374'
C5	21°22'08"	300'	112'	57'
C6	22°53'02"	700'	365'	187'
C7	83°44'28"	700'	1023'	627'

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N16°16'06"W	220'
L2	N57°15'26"W	246'
L3	N23°43'54"E	307'
L4	N16°16'06"W	210'
L5	N57°15'26"W	246'
L6	N11°2'26"E	78'
L7	N32°44'34"E	826'
L8	N82°52'28"W	407'
L9	N03°02'52"W	331'



TR31612 AMD 4  
Dated: 3/13/06  
Planner: K. Tran

APPROVED  
JAN 09 2007  
BY BOARD OF SUPERVISORS

**COUNTY OF RIVERSIDE**  
**BOULDER SPRINGS LAND COMPANY**  
**TENTATIVE TRACT MAP**  
**No. 31612 - AMENDED**  
**SCHEDULE "A"**

Drawn By: K&A  
Checked By: D.B.  
Scale: 1" = 100'

DWG. NO. SHEET 1 OF 1 SHEETS

**KA ENGINEERING**  
LAND PLANNING  
SURVEYING  
357 N. SHERIDAN STREET  
SUITE 117  
CORONA, CALIFORNIA 92880  
TEL (951) 279-1800  
FAX (951) 279-4390

PROFESSIONAL SEAL  
No. 28849  
Exp. 03/31/07  
STATE OF CALIFORNIA

**REVISIONS**

REV	DATE	DESCRIPTION	APD
1	4/06	REVISED PRIMARY AND SECONDARY ACCESS ROAD / INDEX MAP	

P:\23536\Drawings\Tentative Tract Map\31612.dwg Thu May 05 2005 4:15pm









## ADVISORY NOTIFICATION DOCUMENT

### Fire

**Fire. 3** **0010-Fire-MAP-#50-BLUE DOT REFLECTORS (cont.)**

private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

**Fire. 4** **0010-Fire-SP-#100-FIRE STATION**

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire stations may be needed to meet anticipated service demands, given project densities.

**Fire. 5** **0010-Fire-SP-#47 SECONDARY ACCESS**

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

**Fire. 6** **0010-Fire-SP-#71-ADVERSE IMPACTS**

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

**Fire. 7** **0010-Fire-SP-#86-WATER MAINS**

All water mains and fire hydrants providing required fire

## ADVISORY NOTIFICATION DOCUMENT

### Fire

**Fire. 7** **0010-Fire-SP-#86-WATER MAINS (cont.)**

flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

**Fire. 8** **0010-Fire-SP-#95-HAZ FIRE AREA**

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

**Fire. 9** **0010-Fire-SP-#96-ROOFING MATERIAL**

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

**Fire. 10** **0010-Fire-SP-#97-OPEN SPACE**

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetation management (fuel modification) plan shall be submitted to the Riverside County Fire Department for review and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

### Flood

**Flood. 1** **0010-Flood-MAP 10 YR CURB - 100 YR ROW**

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

**Flood. 2** **0010-Flood-MAP 100 YR SUMP OUTLET**

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows.





## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### **Flood. 8** **0010-Flood-MAP FLOOD HAZARD REPORT (cont.)**

from the basin would outlet to Cajalco Creek.

Some temporary drainage facilities may be necessary until the other specific plan tracts are constructed.

The Cajalco Creek Wetlands per the Lake Mathews Area Drainage Plan shall be constructed prior to the issuance of grading permits or recordation for this tract per the conditions of approval for Specific Plan 229 A1 Planning Area 8.

The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3815 per acre, the fee due will be based on the fee in effect at the time of payment.

#### **Flood. 9** **0010-Flood-MAP INLET/OUTLET ACCESS**

Provide vehicular access to the flowline at inlet and outlet for all District maintained facilities. A turnaround shall be provided outside of the nuisance flow area.

#### **Flood. 10** **0010-Flood-MAP INTERCEPTOR DRAIN CRITERIA**

The criteria for maintenance access of terrace/interceptor is as follows:  
flows between 1-5 cfs shall have a 5-foot wide access road,  
flows between 6-10 cfs shall be a minimum 6-foot rectangular channel.  
Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

#### **Flood. 11** **0010-Flood-MAP MAJOR FACILITIES**

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.













## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 3

#### 0010-Planning-MAP - GEO NO. 1565 (cont.)

subject to liquefaction.

6. There is a potential rockfall hazard on the site due to the presence of boulders and/or boulder outcrops of quartz diorite bedrock.

7. Proposed cut and fill slopes are determined to be grossly and surficially stable as designed.

GEO No. 1565 recommended:

1. The project geologist should inspect all cut slopes during site grading operations.

2. The geotechnical consultant should review the project 40-scale grading plans so as to confirm the removal of the boulders and outcrops, or provide mitigation (such as rock catchment basins, rock debris fences, etc) for those areas where a rockfall hazard exists adjacent to ascending natural topography. Also, potentially unstable and hazardous rock material should be removed from all bedrock cut slopes during grading.

3. The bedrock is expected to be nonrippable at depth in areas of fresh bedrock outcrops, such as hilltop in the south-southwest portions of the site. In these areas where hard bedrock exists, heavy ripping, secondary breaking, and/or blasting may be required.

GEO No. 1565 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. GEO No. 1565 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be created for this project relative to the rockfall potential, as described elsewhere in this conditions set.

#### Planning. 4

#### 0010-Planning-MAP - INADVERTENT ARCHAEO FIND

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 4

#### 0010-Planning-MAP - INADVERTENT ARCHAEO FIND (cont.)

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of 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 mitigation.

#### Planning. 5

#### 0010-Planning-MAP - LANDSCAPE MAINTENANCE

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

#### Planning. 6

#### 0010-Planning-MAP - MAP ACT COMPLIANCE

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 10

#### 0010-Planning-MAP - ORD NO. 659 (DIF) (cont.)

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. 11

#### 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 SP zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 5 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 12,000 square feet.
- j. No more than 50% of the lot shall be covered by structure.
- k. 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.

















## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 6

#### 0010-Transportation-MAP - TS/CONDITIONS (cont.)

The Comprehensive 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.

Cajalco Road (EW) at:

- El Sobrante Road (NS)
- Gavilan Road (NS)
- Smith/Harley John Road (NS)
- Project Access (NS)
- Wood Road (NS)
- Carpinus Drive (NS)
- Alexander Street (NS)
- Brown Street (NS)
- Clark Street (NS)

Wood Road (NS) at:

- Markham Street (EW)
- Van Buren Blvd (EW)

Rider Street (EW) at:

- Alexander Street (NS)

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. 7

#### 0010-Transportation-SP - SP229A1/IMPROVEMENTS

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

#### Transportation. 8

#### 0010-Transportation-SP - SP229A1/TS/CONDITIONS 1

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 8                      0010-Transportation-SP - SP229A1/TS/CONDITIONS 1 (cont.)

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 traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that it is possible to achieve a 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

Gavilan Road (NS) at:  
Cajalco Road (EW)

Harley John Road (NS) at:  
Cajalco Road (EW)

Wood Road (NS) at:  
Van Buren Boulevard (EW)  
Markham Street (EW)  
Carpinus Drive (EW)  
Cajalco Road (EW)

Carpinus Drive (NS) at:  
Cajalco Road (EW)

Alexander Street (NS) at:  
Martin Street (EW)  
Cajalco Road (EW)

Brown Street (NS) at:  
Cajalco Road (EW)

Clark Street (NS) at:  
Cajalco Road (EW)

As such, the proposed project is consistent with this General Plan policy.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

**Transportation. 8**                      **0010-Transportation-SP - SP229A1/TS/CONDITIONS 1 (cont.)**

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-SP - SP229A1/WRCOG TUMF**

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.



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Parcel: 321140022

50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050-E Health-EOT1 - REQ E HEALTH DOCUMENTS                      Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

050 - E Health. 2                      0050-E Health-MAP - ANNEX FINALIZED                      Not Satisfied

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

050 - E Health. 3                      0050-E Health-MAP - HAZMAT PHASE II                      Not Satisfied

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

050 - E Health. 4                      0050-E Health-MAP - MONEY                      Not Satisfied

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

050 - E Health. 5                      0050-E Health-MAP - SEWER PLAN - COUNTY                      Not Satisfied

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

050 - E Health. 6                      0050-E Health-MAP - WATER PLAN                      Not Satisfied

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50. Prior To Map Recordation

E Health

050 - E Health. 6                      0050-E Health-MAP - WATER PLAN (cont.)                      Not Satisfied

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

050 - E Health. 7                      EOT2 - REQ E HEALTH DOCUMENTS                      Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Fire

050 - Fire. 1                              0050-Fire-MAP-#004-ECS-FUEL MODIFICATION                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

050 - Fire. 2                              0050-Fire-MAP-#46-WATER PLANS                      Not Satisfied

The applicant or developer shall furnish one copy of the 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

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50. Prior To Map Recordation

Fire

050 - Fire. 2                                      0050-Fire-MAP-#46-WATER PLANS (cont.)                                      Not Satisfied  
minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 3                                      0050-Fire-MAP-#47-SECONDARY ACCESS                                      Not Satisfied  
In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

050 - Fire. 4                                      0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS                                      Not Satisfied  
Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

Flood

050 - Flood. 1                                      0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY                                      Not Satisfied  
Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to prepare the agreement must be submitted

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50. Prior To Map Recordation

Flood

050 - Flood. 1                      0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY (cont.)                      Not Satisfied

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 Lake Mathews 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 BMP - MAINT & INSPECT                      Not Satisfied

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

050 - Flood. 4                      0050-Flood-MAP CAJALCO CREEK WETLANDS                      Not Satisfied

The Cajalco Creek Wetlands per the Lake Mathews Area

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50. Prior To Map Recordation

Flood

050 - Flood. 4                      0050-Flood-MAP CAJALCO CREEK WETLANDS (cont.)                      Not Satisfied  
Drainage Plan shall be constructed prior to the issuance of grading permits or recordation for this tract per the conditions of approval for Specific Plan 229 A1 Planning Area 8.

050 - Flood. 5                      0050-Flood-MAP OFFSITE EASE OR REDESIGN                      Not Satisfied  
Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

050 - Flood. 6                      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. 7                      0050-Flood-MAP SUBMIT PLANS                      Not Satisfied  
A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

050 - Flood. 8                      0050-Flood-MAP WRITTEN PERM FOR GRADING                      Not Satisfied  
Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

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 County Service Area No. 152.

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50. Prior To Map Recordation

Planning

050 - Planning. 1                      0050-Planning-MAP - ANNEX TO PARK DISTRICT (cont.)                      Not Satisfied

050 - Planning. 2                      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 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:

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50. Prior To Map Recordation

Planning

050 - Planning. 2                      0050-Planning-MAP - CC&R RES POA COM. AREA (cont.)                      Not Satisfied

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

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50. Prior To Map Recordation

Planning

050 - Planning. 3                      0050-Planning-MAP - COMMON AREA MAINTENANCE                      Not Satisfied

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following OPEN SPACE, PARKS, GREENBELTS, AND DETENTION BASINS.

050 - Planning. 4                      0050-Planning-MAP - COMPLY WITH ORD 457                      Not Satisfied

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

050 - Planning. 5                      0050-Planning-MAP - ECS NOTE MT PALOMAR LIGHT                      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 ROCKFALL                      Not Satisfied

An environmental constraints sheet (ECS) shall be prepared



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50. Prior To Map Recordation

Planning

- |  |  |               |
|--|--|---------------|
| 050 - Planning. 6  | 0050-Planning-MAP - ECS ROCKFALL (cont.) | Not Satisfied |
| <p>for this project. The ECS shall indicate the area of the project site that is subject to potential rockfall. In addition, a note shall be placed on the ECS as follows:</p> <p>"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1565, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential rockfall."</p> |  |               |
| 050 - Planning. 7  | 0050-Planning-MAP - FEE BALANCE          | Not Satisfied |
| <p>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.</p>  |  |               |
| 050 - Planning. 8  | 0050-Planning-MAP - FINAL MAP PREPARER   | Not Satisfied |
| <p>The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.</p>   |  |               |
| 050 - Planning. 9  | 0050-Planning-MAP - PREPARE A FINAL MAP  | Not Satisfied |
| <p>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.</p>  |  |               |
| 050 - Planning. 10   | 0050-Planning-MAP - QUIMBY FEES (1)      | Not Satisfied |
| <p>The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 152 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.</p>  |  |               |
| 050 - Planning. 11   | 0050-Planning-MAP - SURVEYOR CHECK LIST  | Not Satisfied |

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50. Prior To Map Recordation

Planning

050 - Planning. 11                      0050-Planning-MAP - SURVEYOR CHECK LIST (cont.)                      Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 12,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County Integrated Project (RCIP).

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 area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

050 - Planning. 12                      0050-Planning-MAP - TRAIL MAINTENANCE                      Not Satisfied

The land divider shall form or annex to a trails maintenance 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 located along lots 5 - 24 and to the south west border of the proposed park. 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. 13                      0050-Planning-MAP - TRAILS EASEMENT                      Not Satisfied

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as follows:

A Community Trail (10') shown to the north westerly side of lots 5-24.

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50. Prior To Map Recordation

Planning

050 - Planning. 13                      0050-Planning-MAP - TRAILS EASEMENT (cont.)                      Not Satisfied

050 - Planning. 14                      0050-Planning-MAP- ECS LIQUEFACTION                      Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1565, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

050 - Planning. 15                      0050-Planning-SP - CC&R PUB COMN AREA                      Not Satisfied

The following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions

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Parcel: 321140022

50. Prior To Map Recordation

Planning

050 - Planning. 15                      0050-Planning-SP - CC&R PUB COMN AREA (cont.)                      Not Satisfied

established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially'

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50. Prior To Map Recordation

Planning

050 - Planning. 15                      0050-Planning-SP - CC&R PUB COMN AREA (cont.)                      Not Satisfied

amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

050 - Planning. 16                      0050-Planning-SP - PARK AGENCY REQD                      Not Satisfied

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project shall be annexed into an entity such as the County Service Area/District, Valley Wide Recreation and Open Space, or Homeowners' Association that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Riverside County Recreation and Parks District, County Service Area, Valley Wide or Homeowners' Association is unwilling or unable to annex the property in question."

050 - Planning. 17                      0050-Planning-SP - SP CC&R PRI COMN AREA                      Not Satisfied

The following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization: "The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

Plan: TR31612E03

Parcel: 321140022

50. Prior To Map Recordation

Planning

050 - Planning. 17

0050-Planning-SP - SP CC&R PRI COMN AREA (cont.)

Not Satisfied

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of

Plan: TR31612E03

Parcel: 321140022

50. Prior To Map Recordation

Planning

050 - Planning. 17                      0050-Planning-SP - SP CC&R PRI COMN AREA (cont.)                      Not Satisfied

Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

050 - Planning. 18                      0050-Planning-SP - SP COMMON AREA MAIN                      Not Satisfied

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following OPEN SPACE, PARKS, GREENBELTS, AND DETENTION BASINS.

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50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1            0050-Planning-EPD-MAP - ECS EXHIBIT            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-EPD. 2            0050-Planning-EPD-MAP - ECS NOTE            Not Satisfied

The constrained areas will conform to the areas mapped as RIPARIAN HABITAT in FIGURE 1 of the document prepared by EARSİ CONSULTANTS on NOVEMBER 2005. These areas shall be mapped and labeled "Delineated Constraint Area RIPARIAN HABITAT TYPE" 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 of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

"County Biological Report BIOLOGICAL ASSESSMENT REPORT FOR THE BOULDER SPRINGS PROJECT was prepared for this property on NOVEMBER 2005 by EARSİ CONSULTANT and is on file at the County of Riverside Environmental Programs Department. Biological Resources requiring protection include, but are not limited to, HABITAT TYPE. The property is subject to biological resources restrictions based on the results of the report."

Regional Parks and Open Space

050 - Regional Parks and Opri    0050-Regional Parks and Open Space-MAP - TRAIL EASEM    Not Satisfied

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan.

The Lake Mathews/Woodcrest Area Plan identifies a Regional



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50. Prior To Map Recordation

Regional Parks and Open Space

050 - Regional Parks and Open Space-MAP - TRAIL EASEMENT - Not Satisfied  
Trail (20') along Starglow Drive. The trails plan shall show the trail in accordance with the area plan.

Transportation

050 - Transportation. 1 0050-Transportation-EOT1 - FINAL ACCESS AND MAINT - Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

050 - Transportation. 2 0050-Transportation-MAP - ACCESS RESTRICTION - Not Satisfied

Lot access shall be restricted on Rider Road and so noted on the final map, with the exception of park site (Lot 65).

050 - Transportation. 3 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. 4 0050-Transportation-MAP - CORNER CUT-BACK I - Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets

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50. Prior To Map Recordation

Transportation

050 - Transportation. 4            0050-Transportation-MAP - CORNER CUT-BACK I (cont.)            Not Satisfied  
intersecting with General Plan roads, they shall be applied  
per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 5            0050-Transportation-MAP - DEDICATIONS            Not Satisfied  
Rider Road shall be improved within the dedicated  
right-of-way in accordance with County Draft Standard No.  
103. (44'/74')

Interior streets [W-Street, "V"-Street and U-Street] shall  
be improved within the dedicated right-of-way in accordance  
with County Draft Standard No. 105, Section A (Sheet 1 of  
2). (36'/56')

050 - Transportation. 6            0050-Transportation-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 - Transportation. 7            0050-Transportation-MAP - IMP PLANS            Not Satisfied  
Improvement plans for the required improvements must be  
prepared and shall be based upon a design profile extending  
a minimum of 300 feet beyond the project boundaries at a  
grade and alignment as approved by the Riverside County  
Transportation Department. Completion of road improvements  
does not imply acceptance for maintenance by County.

050 - Transportation. 8            0050-Transportation-MAP - INTERSECTION/50' TANGENT            Not Satisfied  
All enterline intersections shall be at 90 degrees, plus or  
minus 5 degrees, with a minimum 50' tangent, measured from  
flowline/curbface or as approved by the Transportation  
Planning and Development Review Division Engineer.

050 - Transportation. 9            0050-Transportation-MAP - LANDSCAPING            Not Satisfied  
The project proponent shall comply in accordance with  
landscaping requirements within public road rights-of-way,  
in accordance with Ordinance 461. Landscaping shall be  
installed within Rider Road. Landscaping plans shall be  
submitted on standard County Plan sheet format (24" X 36").  
Landscaping plans shall be submitted with the street  
improvement plans. If landscaping maintenance to be  
annexed to County Service Area, or Landscaping and  
Lighting Maintenance District, landscaping plans shall  
depict ONLY such landscaping, irrigation and related

Plan: TR31612E03

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9            0050-Transportation-MAP - LANDSCAPING (cont.)            Not Satisfied  
facilities as are to be placed within the public road  
rights-of-way.

Note: The project shall comply with the landscaping  
conditios set forth by Planning Department.

050 - Transportation. 10            0050-Transportation-MAP - LANDSCAPING APP. ANNEX            Not Satisfied

Landscaping within public road rights-of-way shall comply  
with Transportation Department standards and require  
approval by the Transportation Department. Assurance of  
continuing maintenance is required by filing an application  
for annexation into a County Service Area, Landscaping and  
Lighting Maintenance District NO. 89-1-Consolidated and/or  
Assessment District.

050 - Transportation. 11            0050-Transportation-MAP - OFF-SITE ACCESS 1            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 in accordance with County  
Standard No. 106, Section B (32'/60') at a grade and  
alignment as approved by the Transportation Department.  
Should the applicant fail to provide/acquire said off-site  
right-of-way, the map shall be returned for redesign. The  
applicant shall provide the appropriate environmental  
clearances for said off-site improvements prior to  
recordation or the signature of any street improvement  
plans.

Said off-site access road shall be the extension of Rider  
Road to the easterly section of the paved and County  
maintained portion of Rider Road east of Una Street.

Said off-site access road shall be the southerly extension  
of U street through Tract 31611 to Rider Road as depicted  
on the index map labeled "Boulder Springs South, Primary  
and Secondary Access Road".

The index map shall be drawn to scale and the streets  
layout shall not vary from the layout shown on all the  
tracts within Parcel Map 32311.

Said off-site access road shall be the northerly extension  
of Starglow Drive to Cajalco Road.

050 - Transportation. 12            0050-Transportation-MAP - OFF-SITE INFO            Not Satisfied

Plan: TR31612E03

Parcel: 321140022

50. Prior To Map Recordation

Transportation

050 - Transportation. 12      0050-Transportation-MAP - OFF-SITE INFO (cont.)      Not Satisfied

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation. 13      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. 14      0050-Transportation-MAP - SP229A1/CETAP CORRIDOR      Not Satisfied

Cajalco Road has been identified by the Riverside County Transportation Commission as the locally preferred route for the east-west, Hemet to Corona/Lake Elsinore CETAP Corridor. The Specific Plan shall be designed to set aside a 134 foot right-of-way for Cajalco Road, and an additional 86 foot area (to be deeded to the County) north of the 134 foot right-of-way to be designated for future public use.

The street improvements to be constructed within the right-of-way shall be as determined by the Transportation Department in consultation with RCTC and Caltrans. Right-of-way and street improvements on Cajalco Road are eligible for consideration for TUMF fee credits, since Cajalco Road is a TUMF designated facility.

050 - Transportation. 15      0050-Transportation-MAP - SP229A1/PERMITS      Not Satisfied

Prior to the construction of any improvements to Cajalco Road or the recordation of any maps setting an alignment, the applicant shall obtain and provide copies of all necessary permits from the appropriate Resource Agencies indicating that permits have been issued for the construction of Cajalco Road as designed by the applicant.

050 - Transportation. 16      0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD      Not Satisfied

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.

Plan: TR31612E03

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50. Prior To Map Recordation

Transportation

050 - Transportation. 16      0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD (c      Not Satisfied

3. (2)Sets of street lighting plans approved by  
Transportation Department.

4. "Streetlight Authorization" form from SCE, IID or other  
electric provider.

050 - Transportation. 17      0050-Transportation-MAP - STREET NAME SIGN      Not Satisfied

The land divider shall install street name sign(s) in  
accordance with County Standard No. 816 as directed by the  
Transportation Department.

050 - Transportation. 18      0050-Transportation-MAP - STREET SWEEPING      Not Satisfied

The project proponent shall contact the County Service Area  
(CSA) Project Manager to file an application for annexation  
or inclusion into CSA for street sweeping; or enter into a  
similar mechanism as approved by the Transportation  
Department.

050 - Transportation. 19      0050-Transportation-MAP - STREETLIGHT PLAN      Not Satisfied

A separate 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's 1000 or 1001. For projects within  
Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 20      0050-Transportation-MAP - STRIPING PLAN      Not Satisfied

A signing and striping plan is required for this project.  
The applicant shall be responsible for any additional  
paving and/or striping removal caused by the striping plan.  
Traffic signing and striping shall be performed by County  
forces with all incurred costs borne by the applicant,  
unless otherwise approved by the County Traffic Engineer.

050 - Transportation. 21      0050-Transportation-MAP - TS/DESIGN      Not Satisfied

The project proponent shall be responsible for the design  
of traffic signal(s) at the intersection(s) of:

Carpinus Drive (Starglow Drive) (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Plan: TR31612E03

Parcel: 321140022

50. Prior To Map Recordation

Transportation

050 - Transportation. 21      0050-Transportation-MAP - TS/DESIGN (cont.)      Not Satisfied

Alexander Street (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Smith/Harley John Road (NS) at:  
Cajalco Road (EW)  
With fee credit eligibility

or as approved by the Transportation Department.

Traffic Signal Interconnect shall be provided as approved  
by the Transportation Department

Installation of the signal (s) shall be per 90.TRANS.6

050 - Transportation. 22      0050-Transportation-MAP - TS/GEOMETRICS      Not Satisfied

The intersection of Carpinus Drive/Starglow Drive (NS) and  
Cajalco Road (EW) shall be improved to provide the  
following geometrics:

Northbound: One left-turn lane and one shared  
through/right-turn lane

Southbound: N/A

Eastbound: One left-turn lane, one through lane, and one  
right-turn lane

Westbound: One left-turn lane and one through lane

The intersection of Alexander Street (NS) and Cajalco Road  
(EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and one through lane

Southbound: One left-turn lane and one through lane

Eastbound: One left-turn lane and two through lanes

Westbound: One left-turn lane and two through lanes

The intersection of Smith/Harley John Road (NS) and Cajalco  
Road (EW) shall be improved to provide the following  
geometrics:

Northbound: One shared left-turn/through/right-turn lane

Plan: TR31612E03

Parcel: 321140022

50. Prior To Map Recordation

Transportation

050 - Transportation. 22      0050-Transportation-MAP - TS/GEOMETRICS (cont.)      Not Satisfied

Southbound: One shared left-turn/through/right-turn lane

Eastbound: One left-turn lane, one through lane, and one right-turn lane

Westbound: One left-turn lane and one through lane

The intersection of Clark Street (NS) and Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and one through lane

Southbound: One left-turn lane and one through lane

Eastbound: One left-turn lane and two through lanes

Westbound: One left-turn lane and two through lanes

The intersection of Rider Road (EW) and Carpinus Drive/Starglow Drive (NS) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One left-turn lane and one right-turn lane

Eastbound: One left-turn lane and one through lane

Westbound: One left-turn lane and one through lane

The intersection of Rider Road (EW) and "LL" Street/Rider Road (NS) shall be improved to provide the following geometrics:

Northbound: One shared through/right-turn lane

Southbound: One left-turn lane and one through lane

Eastbound: N/A

Westbound: One left-turn lane and one right-turn lane

or as approved by the Transportation Department.

Plan: TR31612E03

Parcel: 321140022

50. Prior To Map Recordation

Transportation

050 - Transportation. 22      0050-Transportation-MAP - TS/GEOMETRICS (cont.)      Not Satisfied

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

050 - Transportation. 23      0050-Transportation-MAP - VACATION      Not Satisfied

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along El Triunfo Road, Dreamglo Lane and Starglow Drive. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced 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.

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Rider Road. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced 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.

050 - Transportation. 24      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



Plan: TR31612E03

Parcel: 321140022

50. Prior To Map Recordation

Transportation

050 - Transportation. 24      0050-Transportation-MAP- UTILITY PLAN (cont.)      Not Satisfied  
purposes.

050 - Transportation. 25      0050-Transportation-MAP-PARKWAY TREES/INTER.STREE      Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Parkway trees shall be installed in the interior streets within the subdivision. Landscape plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. Parkway tree maintenance shall be annexed to Lighting and Landscaping Maintenance District, landscaping plans shall depict ONLY such parkway trees as are to be placed within the public road rights-of-way.

050 - Transportation. 26      EOT2 - FINAL ACCESS AND MAINT      Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.  
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1      0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP      Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP (cont.)                      Not Satisfied

required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

060 - BS-Grade. 2                      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. 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 will be required.

060 - BS-Grade. 3                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP                      Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP (cont.)                      Not Satisfied  
SWRCB at (916) 341-5455.

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. 4                      0060-BS-Grade-MAP-G2.1 GRADING BONDS                      Not Satisfied

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 5                      0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS                      Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 6                      0060-BS-Grade-MAP-G2.3SLOPE EROS CL PLAN                      Not Satisfied

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

060 - BS-Grade. 7                      0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS                      Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 8                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100                      Not Satisfied

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 8                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 (cont.)                      Not Satisfied

application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

060 - BS-Grade. 9                      EOT2 - REQ BMP SWPPP WQMP                      Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Fire

060 - Fire. 1                              0060-Fire-MAP-#004 FUEL MODIFICATION                              Not Satisfied

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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60. Prior To Grading Permit Issuance

Fire

060 - Fire. 1                      0060-Fire-MAP-#004 FUEL MODIFICATION (cont.)                      Not Satisfied

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

Flood

060 - Flood. 1                      0060-Flood-MAP ADP FEES                      Not Satisfied

Tract 31612 is located within the limits of the Lake Mathews 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 BMP - FILTRATION                      Not Satisfied

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

060 - Flood. 3                      0060-Flood-MAP CAJALCO CREEK WETLANDS                      Not Satisfied

060 - Flood. 4                      0060-Flood-MAP CONSTRUCT OFFSITE FAC                      Not Satisfied

The flood protection for this project is dependent on facilities proposed by neighboring tentative maps. Therefore, plans for the necessary offsite facilities shall be approved and bonded prior to issuance of grading permits.

060 - Flood. 5                      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

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Flood

060 - Flood. 5                      0060-Flood-MAP EROS CNTRL AFTER RGH GRAD (cont.)                      Not Satisfied  
facilities. Plans showing these measures shall be submitted to the District for review.

060 - Flood. 6                      0060-Flood-MAP OFFSITE EASE OR REDESIGN                      Not Satisfied  
Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

060 - Flood. 7                      0060-Flood-MAP PHASING                      Not Satisfied  
If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

060 - Flood. 8                      0060-Flood-MAP SUBMIT PLANS                      Not Satisfied  
A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

060 - Planning. 1                      0060-Planning-MAP - FEE BALANCE                      Not Satisfied  
Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 2                      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.

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Planning

060 - Planning. 2                      0060-Planning-MAP - GRADING PLAN REVIEW (cont.)                      Not Satisfied

060 - Planning. 3                      0060-Planning-MAP - IF HUMAN REMAINS FOUND                      Not Satisfied

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

060 - Planning. 4                      0060-Planning-MAP - PECHANGA CLEARANCE                      Not Satisfied

A clearance letter from the Pechanga Band shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated November 28, 2005, summarized as follows:

1. Prior to the issuance of grading permits, the Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luiseno Indians. The Agreement shall contain provisions for the treatment of cultural and Native American human remains. It shall also contain provisions for tribal monitoring of all grading and ground-disturbing work, to be compensated by developer.
2. Tribal monitors from the Pechanga Band of Luiseno Indians shall be allowed to monitor all grading, excavation and ground breaking activities, including further archaeological surveys and testing. Tribal monitors will have the authority to stop and redirect grading activities in the event significant resources are discovered.
3. A qualified archaeological monitor will be present during all ground disturbing activities, and will have the authority to stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in consultation with the Pechanga Band of Luiseno Indians and their designated Tribal monitors.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4                      0060-Planning-MAP - PECHANGA CLEARANCE (cont.)                      Not Satisfied

4. The land owner agrees to relinquish ownership of all cultural resources, including all Luiseno sacred items, burial goods and all archaeological artifacts that are found on the Project area to the Pechanga Band of Luiseno Indians for proper treatment and disposition.

5. Prior to start of grading operations and throughout the grading process as necessary, the Developer agrees to discuss appropriate grading and ground-disturbing methods at locations with significant cultural resources, with the Pechanga Band. At the Pechanga Band's request, the Developer agrees to perform controlled excavation in areas where significant cultural resources are located, including, but not limited to, changing the size of the grade cut, slowing the grading process, utilizing alternative grading equipment, allowing additional time to recover materials, and limited controlled archaeological investigations in and immediately around the new significant finds or cultural resources.

060 - Planning. 5                      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. 6                      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 36.7 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and



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Planning

060 - Planning. 6                      0060-Planning-MAP - SKR FEE CONDITION (cont.)                      Not Satisfied  
superseded by a subsequent mitigation fee ordinance,  
payment of the appropriate fee set forth in that ordinance  
shall be required.

060 - Planning. 7                      0060-Planning-MAP - TRAILS PLAN                      Not Satisfied  
Prior to the issuance of any grading permit, the applicant  
shall submit a trails plan to the Riverside County Parks  
and Open Space District for review and approval. This  
trails plan shall show the trail(s) as follows:

A 10' Community Trail easement located north westerly of  
lots 5-24 and following to the Rider Road access from "W"  
Street.

The trail shall be outside of the road right-of-way. The  
trails plan shall show the trail with topography, grading,  
cross sections, signage program, and plans for all street  
crossing and under crossings.

060 - Planning. 8                      0060-Planning-SP - ARCHAEO M/M PROGRAM                      Not Satisfied  
PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project  
applicant shall enter into an agreement with a qualified  
archaeologist. This agreement shall include, but not be  
limited to, the preliminary mitigation and monitoring  
procedures to be implemented during the process of grading,  
as found in the EIR. A copy of said agreement shall be  
submitted to the Planning Department. No grading permits  
will be issued unless the preliminary mitigation and  
monitoring procedures required prior to grading permits as  
described in the EIR are substantially complied with.

060 - Planning. 9                      0060-Planning-SP - F&G CLEARANCE                      Not Satisfied  
PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant  
shall obtain written notification to the County Planning  
Department that the appropriate California Department of  
Fish and Game notification pursuant to Sections 1601/1603  
of the California Fish and Game Code has taken place, or  
obtain an "Agreement Regarding Proposed Stream or Lake  
Alteration" (Sections 1601/1603 Permit) should any grading  
or construction be proposed within or along the banks of  
any natural watercourse or wetland, located either on-site  
or any required off-site improvement areas. Copies of any  
agreement shall be submitted with the notification.

060 - Planning. 10                      0060-Planning-SP - GENERAL M/M PROGRAM                      Not Satisfied  
PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10                      0060-Planning-SP - GENERAL M/M PROGRAM (cont.)                      Not Satisfied

applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for \_\_\_ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

060 - Planning. 11                      0060-Planning-SP - SP ACOE CLEARANCE                      Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification.

060 - Planning. 12                      0060-Planning-SP - SP PALEON M/M PROGRAM                      Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR                      Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1

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Planning-EPD

060 - Planning-EPD. 1            0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR    Not Satisfied

through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

060 - Planning-EPD. 2            0060-Planning-EPD-EPD - GNATCATCHER NESTING SURV    Not Satisfied

Potential suitable habitat for California gnatcatcher is present onsite and this property occurs within an MSHCP Cell, thus no grading permits may be issued during the breeding season (March 1 - August 15) without written documentation that no California gnatcatchers currently inhabit this site. A presence/absence survey for this species shall be conducted by a biologist that has an MOU with EPD and the findings submitted to EPD for review prior to issuance of any grading permit.

Regional Parks and Open Space

060 - Regional Parks and Op    0060-Regional Parks and Open Space-MAP - TRAIL PLAN    Not Satisfied

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail with all topography, grading, fencing, cross sections, signage program, street crossings and under crossings and landscaping plans.

Transportation

060 - Transportation. 1            0060-Transportation-EOT1 - FINAL WQMP FOR GRADING    Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact





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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2                      0080-Planning-MAP - CONFORM FINAL SITE PLAN (cont.)                      Not Satisfied  
Plan of Development.

080 - Planning. 3                      0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN                      Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).
4. There shall be two secondary project entries for TR31612 located within Planning Area No. 7,8 and 9. These secondary entry monuments will be located at the Rider Road accesses as shown within the Boulder Springs Specific Plan Amendment No. 1, Figure 16 (Secondary Project Entry) and illustrated in exhibit 2 (Secondary Monument).

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. 4                      0080-Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5

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 Guidelines for County of Riverside.

plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5                      0080-Planning-MAP - FINAL SITE PLAN (cont.)                      Not Satisfied  
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.

8. Final Site Plan shall be in compliance with Specific Plan No. 229, Amendment No. 1.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 6                      0080-Planning-MAP - FRONT YARD LANDSCAPING                      Not Satisfied  
All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

080 - Planning. 7                      0080-Planning-MAP - LANDSCAPE PLOT PLAN                      Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard



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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7                      0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied

landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.
5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.
6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.
7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.
8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab.

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Planning

080 - Planning. 7                      0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied

The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

080 - Planning. 8                      0080-Planning-MAP - MODEL HOME COMPLEX                      Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.

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Planning

080 - Planning. 8                      0080-Planning-MAP - MODEL HOME COMPLEX (cont.)                      Not Satisfied

6. 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.

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. 9                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 10                      0080-Planning-MAP - Walls/Fencing Plans                      Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning

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Planning

080 - Planning. 10  
Department.

0080-Planning-MAP - Walls/Fencing Plans (cont.)

Not Satisfied

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. 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.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. 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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 10                      0080-Planning-MAP - Walls/Fencing Plans (cont.)                      Not Satisfied  
constructed in perimeter walls in order to take advantage  
of casual view opportunities.

080 - Planning. 11                      0080-Planning-MAP - WMWD AGENCY CLEARANCE                      Not Satisfied

A clearance letter from the Western Municipal Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated September 10, 2004, summarized as follows:

Western Municipal Water District's (Wester) Conditions of Approval for TR31612 are as follows:

1. Water efficiency landscape requirements for all model homes, in a residential subdivision, per the County of Riverside's Ordinance 348d ARTICLE XIXf section 19.304.
2. Developer to submit a 24"x36" preliminary onsite and/or offsite plan of water and/or sewer plan layout to Western before normal submittal of Water and/or Sewer Improvement Plans.
3. Preliminary water and/or sewer plans shall show the following items:
  - A. Delineate all proposed water and/or sewer facilities within project boundaries. Include pipeline diameters and type of material.
  - B. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, electrical vaults, etc.) within project boundaries.
  - C. Delineate all easements within project boundaries.
  - D. Delineate all proposed and existing lots, streets, and storm drains.
4. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water and/or Sewer Improvement Plans.
5. Water and/or Sewer Improvement Plans shall be designed per Western's Standard Specifications.
6. Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite and/or offsite utilities to be relocated at Developer's expense.
7. Developer to pay all costs associated with preliminary review by Western at the time of review.
8. Water and/or Sewer Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.
9. Contact Western's Development Services Department at

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 11                      0080-Planning-MAP - WMWD AGENCY CLEARANCE (cont.)      Not Satisfied  
(951) 789-5000 for further information.

080 - Planning. 12                      0080-Planning-MAP- WASTE MGMT DEPT CLEARANCE              Not Satisfied

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated September 16, 2004.

080 - Planning. 13                      0080-Planning-SP - POST GRADING REPORT                      Not Satisfied

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with.

Transportation

080 - Transportation. 1                      0080-Transportation-EOT1 -WQMP AND MAINTENANCE              Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

080 - Transportation. 2                      0080-Transportation-MAP - GARAGE DOOR 1                      Not Satisfied

Garage door setbacks for all residential zones shall be 20 feet for roll up doors, measured from the street right-of-way to the face of garage. If conventional swing out doors are used, an additional 4 feet will be required. Side entry garages shall comply with minimum building setback requirements.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3                    EOT2 - WQMP AND MAINTENANCE                    Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                    0090-BS-Grade-EOT1 - WQMP REQUIRED                    Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-EOT1 - WQMP REQUIRED (cont.)                      Not Satisfied  
department)

090 - BS-Grade. 2                      0090-BS-Grade-MAP-G4.1E-CL 4:1 OR STEEPER                      Not Satisfied

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

090 - BS-Grade. 3                      0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN                      Not Satisfied

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

090 - BS-Grade. 4                      EOT2 - WQMP REQUIRED                      Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:  
1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.  
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.  
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.  
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.  
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Flood

090 - Flood. 1                      0090-Flood-MAP BMP - EDUCATION                      Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: [www.rcwatershed.org/about/materials-library](http://www.rcwatershed.org/about/materials-library).



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90. Prior to Building Final Inspection

Flood

090 - Flood. 1                      0090-Flood-MAP BMP - EDUCATION (cont.)                      Not Satisfied

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 OFFSITE FACILITIES                      Not Satisfied

No occupancy permits shall be granted until the necessary offsite drainage facilities are functional.

Planning

090 - Planning. 1                      0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI                      Not Satisfied

The land divider/permit holder shall construct a six (6) foot high decorative block wall along the perimeter of the tract 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 - LANDSCAPING COMPLIANCE                      Not Satisfied

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in

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Planning

090 - Planning. 4                      0090-Planning-MAP - LANDSCAPING COMPLIANCE (cont.)      Not Satisfied  
compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

090 - Planning. 5                      0090-Planning-MAP - MITIGATION MONITORING                      Not Satisfied  
The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 31957.

The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 6                      0090-Planning-MAP - QUIMBY FEES (2)                      Not Satisfied  
The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 152.

090 - Planning. 7                      0090-Planning-MAP - SKR FEE CONDITION                      Not Satisfied  
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 36.7 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

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Planning

090 - Planning. 7                      0090-Planning-MAP - SKR FEE CONDITION (cont.)                      Not Satisfied  
subsequent mitigation fee ordinance, payment of the  
appropriate fee set forth in that ordinance shall be  
required.

090 - Planning. 8                      0090-Planning-MAP- ROLL-UP GARAGE DOORS                      Not Satisfied  
All residences shall have automatic roll-up garage doors.

090 - Planning. 9                      0090-Planning-USE\*- MITIGATION MONITORING                      Not Satisfied  
The permit holder shall prepare and submit a written report  
to the Riverside County Planning Department demonstrating  
compliance with all remaining conditions of approval and  
mitigation measures of this permit and

Environmental Assessment No. 39157.

The Planning Director may require inspection or other  
monitoring to ensure such compliance.

Planning-EPD

090 - Planning-EPD. 1                      0090-Planning-EPD-MAP - DBESP MITIGATION                      Not Satisfied  
THE APPLICANT SHALL PROVIDE DOCUMENTATION PRIOR TO BUILDING  
FINAL INSPECTION SUCH THAT THE MITIGATION DESCRIBED IN THE  
DETERMINATION OF BIOLOGICALLY EQUIVALENT OR SUPERIOR  
PRESERVATION REPORT PROVIDED IN THE MSHCP CONSISTENCY  
DOCUMENTATION FOR THE IMPACT AREA ONSITE WAS ACHIEVED TO  
THE SATISFACTION OF THE ENVIRONMENTAL PROGRAMS DEPARTMENT.

THE TOTAL PROJECT MITIGATION RATIO IS IDENTIFIED AS 2.4:1  
FOR THE IMPACTED AREAS. A TOTAL OF 7.49 ACRES OF  
WETLAND/RIPARIAN/RIVERINE HABITAT WILL NEED TO BE PROVIDED  
PRIOR TO FINAL INSPECTION.

DOCUMENTATION SHALL INCLUDE MAPS OF IMPACTED AREAS,  
PHOTOGRAPHS, AND CORRESPONDENCE WITH STATE AND FEDERAL  
WILDLIFE AGENCIES INDICATING COMPLIANCE WITH THE APPROVED  
MITIGATION PLAN.

TR31607, TR31608, TR31609, TR31610, TR31611 AND TR31612 ARE  
CONDITIONED ACCORDINGLY, SATISFYING THIS CONDITION FOR ANY  
ONE OF THE ABOVEMENTIONED TRACTS SATISFIES ALL REMAINING  
ASSOCIATED TRACTS TO BE SET TO MET.

Transportation

090 - Transportation. 1                      0090-Transportation-EOT1 - WQMP COMP AND BNS REG                      Not Satisfied



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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2            0090-Transportation-MAP - 80% COMPLETION (cont.)            Not Satisfied  
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. 3            0090-Transportation-MAP - STREET LIGHTS 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 - STREET SWEEPING            Not Satisfied  
Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

090 - Transportation. 5            0090-Transportation-MAP - TS/INSTALLATION            Not Satisfied  
Prior to the final building inspection of the first dwelling unit, the following traffic signal(s) shall be installed and operational:

Carpinus Drive (Starglow Drive) (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Alexander Street (NS) at:  
Cajalco Road (EW)  
With no fee credit eligibility

Smith/Harley John Road (NS) at:  
Cajalco Road (EW)  
With fee credit eligibility

or as approved by the Transportation Department.

Traffic Signal Interconnect shall be provided as approved

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5            0090-Transportation-MAP - TS/INSTALLATION (cont.)            Not Satisfied  
by the Transportation Department.

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 (s). All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 6            0090-Transportation-MAP - UTILITY INSTALL            Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 7            0090-Transportation-MAP - WRCOG TUMF            Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 8            EOT2 - WQMP COMP AND BNS REG            Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

✓

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject to  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** DAVID SALEM

**Address:** 19120 Sterling Hill Ln  
(only if follow-up mail response requested)

**City:** Perris **Zip:** 92570

**Phone #:** 951-378-7978

**Date:** 01/21/24 **Agenda #** 21.2

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

       Support    X Oppose           Neutral

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

       Support           Oppose           Neutral

**I give my 3 minutes to:** \_\_\_\_\_

✓

**Riverside County Board of Supervisors  
Request to Speak**

**Online**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject to  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Franco Pacheco

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Agenda #** 21.2

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

\_\_\_\_\_ **Support**    \_\_\_\_\_ **Oppose**    \_\_\_\_\_ **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**    \_\_\_\_\_ **Oppose**    \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_



✓

**Riverside County Board of Supervisors  
Request to Speak**

*Online*

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject to  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Karla Cervantes

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Agenda #** 21.2

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

\_\_\_\_\_ **Support**    \_\_\_\_\_ **Oppose**    \_\_\_\_\_ **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**    \_\_\_\_\_ **Oppose**    \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

✓

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject to  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Laurie Sabo

**Address:** 19120 Sterling Hill Ln  
(only if follow-up mail response requested)

**City:** Perris **Zip:** 92570

**Phone #:** 949-887-7538

**Date:** 5/21/24 **Agenda #** 21.2

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

Support  Oppose  Neutral

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

Support  Oppose  Neutral

**I give my 3 minutes to:** \_\_\_\_\_

~~6 min~~

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject to  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Debbie Wash

**Address:** MEAD VALLEY  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** 951-317-6868

**Date:** 5-21 **Agenda #** 21.2

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

Support  Oppose  Neutral

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

Support  Oppose  Neutral

**I give my 3 minutes to:** \_\_\_\_\_

**Riverside County Board of Supervisors  
Request to Speak**



Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject to  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** David Hernandez

**Address:** 20295 Verta St.  
(only if follow-up mail response requested)

**City:** Perris **Zip:** 92570

**Phone #:** 951-317-8563

**Date:** 5/21/24 **Agenda #** 21.2

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**     **Oppose**     **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

**Support**     **Oppose**     **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

**Lopez, Daniel**

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**From:** Dr. John L. MINNELLA-Romano <drjminnella@yahoo.com>  
**Sent:** Tuesday, May 21, 2024 8:42 AM  
**To:** Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 5; District 4 Supervisor V. Manuel Perez; Clerk of the Board; Wheeler, Timothy  
**Subject:** May 21, 2024; AGENDA ITEM: Proposed Development Agreement No. 2400002 (DA2400002)

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

**RESIDENTS ASSOCIATION OF GREATER LAKE MATHEWS, INC.**

3410 La Sierra Ave., PMB F41, Riverside, CA 92503

Tel: 714/543-9005; Email: drjminnella@yahoo.com

May 21, 2024

**Riverside County Board of Supervisors**

4080 Lemon Street

Riverside, CA 92501

Attention: Clerk of the Board

Re: **May 21, 2024; AGENDA ITEM: Proposed Development Agreement No. 2400002 (DA2400002).**

Honorable Supervisors:

**The Residents Association of Greater Lake Mathews, Inc. (“RAGLM”) vehemently opposes the proposed Development Agreement No. 2400002 to Boulder Springs SP 229.**

For these and many more reasons we oppose proposed Development Agreement No. 2400002 to Boulder Springs SP 229.

Respectfully submitted,

**FOR THE BOARD OF DIRECTORS OF  
THE RESIDENTS ASSOCIATION OF  
GREATER LAKE MATHEWS, INC.**

[signature]

John L. Minnella

President

## Lopez, Daniel

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**From:** Aquia Mail  
**Sent:** Tuesday, May 21, 2024 8:55 AM  
**To:** sandra113075@gmail.com  
**Cc:** Clerk of the Board  
**Subject:** Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20240521**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on May 21, 2024

Submitted values are:

**First Name**

Carmen

**Last Name**

Manjarrez

**Address (Street, City and Zip)**

84859 Calle Verde

**Phone**

(760) 972-8371

**Email**

sandra113075@gmail.com

**Agenda Date**

05/21/2024

**Agenda Item # or Public Comment**

Public comment

**State your position below**

Support

**Comments**  
Saltón sea



## Lopez, Daniel

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**From:** Aquia Mail  
**Sent:** Tuesday, May 21, 2024 7:49 AM  
**To:** khale@orrick.com  
**Cc:** Clerk of the Board  
**Subject:** Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20240521.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on May 21, 2024

Submitted values are:

**First Name**

Kevin

**Last Name**

Hale

**Address (Street, City and Zip)**

2415 KENILWORTH AVE

**Phone**

2138045062

**Email**

khale@orrick.com

**Agenda Date**

05/21/2024

**Agenda Item # or Public Comment**

7 - Policy Calendar

**State your position below**

Neutral

**Comments**

**Lopez, Daniel**

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**From:** Aquia Mail  
**Sent:** Tuesday, May 21, 2024 7:41 AM  
**To:** Karlacerv92@gmail.com  
**Cc:** Clerk of the Board  
**Subject:** Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20240521**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on May 21, 2024

Submitted values are:

**First Name**

Karla

**Last Name**

Cervantes

**Address (Street, City and Zip)**

21910 Old Elsinore Rd

**Phone**

951892991

**Email**

Karlacerv92@gmail.com

**Agenda Date**

05/21/2024

**Agenda Item # or Public Comment**

Public comments/ mead valley boulder springs

**State your position below**

Oppose

## Lopez, Daniel

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**From:** Aquia Mail  
**Sent:** Tuesday, May 21, 2024 7:37 AM  
**To:** Dankofoo93@gmail.com  
**Cc:** Clerk of the Board  
**Subject:** Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20240521.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on May 21, 2024

Submitted values are:

**First Name**

Franco

**Last Name**

Pacheco

**Address (Street, City and Zip)**

21910 old Elsinore rd

**Phone**

9517967757

**Email**

Dankofoo93@gmail.com

**Agenda Date**

05/21/2024

**Agenda Item # or Public Comment**

Public comment / mead valley boulder springs

**State your position below**

Oppose

## Lopez, Daniel

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**From:** Aquia Mail  
**Sent:** Tuesday, May 21, 2024 7:22 AM  
**To:** dora123int@outlook.com  
**Cc:** Clerk of the Board  
**Subject:** Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20240521**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on May 21, 2024

Submitted values are:

**First Name**

Cecilia

**Last Name**

Armenta

**Phone**

7605959978

**Email**

dora123int@outlook.com

**Agenda Date**

05/21/2024

**Agenda Item # or Public Comment**

Public Comment

**State your position below**

Neutral

**Comments**

Salton Sea