



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

JUNE 15, 2016

**PLANNING  
COMMISSIONERS  
2016**

**1<sup>st</sup> District**  
Charissa Leach  
Chairman

**2<sup>nd</sup> District**  
Aaron Hake  
Vice Chairman

**3<sup>rd</sup> District**  
Ruthanne Taylor  
Berger

**4<sup>th</sup> District**  
Bill Sanchez

**5<sup>th</sup> District**  
Mickey Valdivia

**Planning Director**  
Steven Weiss, AICP

**Legal Counsel**  
Michelle Clack  
Deputy  
County Counsel

Phone  
951 955-3200

Fax  
951 955-1811

## AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •  
**RIVERSIDE COUNTY PLANNING COMMISSION**

COUNTY ADMINISTRATIVE CENTER  
FIRST FLOOR BOARD CHAMBERS  
4080 LEMON STREET  
RIVERSIDE, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.org). Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

### CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

- 1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)
  - 1.1 NONE
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)
  - 2.1 NONE
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:
  - 3.1 NONE

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

**2.0** GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 **NONE**

**3.0** PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:

3.1 **GENERAL PLAN AMENDMENT NO. 1129, CHANGE OF ZONE NO. 7856, TENTATIVE TRACT MAP NO. 36785 ENVIRONMENTAL IMPACT REPORT NO. 542** – Notice to Certify an Environmental Impact Report – Applicant: Joseph Rivani – Engineer/Representative: Jeff Anderson – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan – Rural Community: Estate Density Residential (RC: EDR) (2-Acre Minimum) – Location: Northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 Gross Acres – Zoning: Residential Agricultural 5-Acre Minimum (R-A-5) – **REQUEST:** The General Plan Amendment proposes an Extraordinary Foundation Level Amendment to amend the Riverside County General Plan Land Use Element from Rural Community: Estate Density Residential (RC:EDR) (2-Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre) and Open Space: Recreation (OS:R) and modify the General Plan to remove the Estate Density and Rural Residential East of Interstate 215 Policy Area from the project site. The Change of Zone proposes to change the existing zoning from Residential Agricultural 5-Acre Minimum (R-A-5) to Planned Residential (R-4). The Tentative Tract Map No. 36785 proposes a Schedule “A” subdivision subdividing 170.8 gross acres into 511 residential lots with a 5,500 sq. ft. minimum lot size, and 25 lettered lots consisting of drainage basins, parks, paseos, and open space, and the Environmental Impact Report to review and analyze the environmental impacts of the project. Continued from June 1, 2016 (Public Hearing Closed). Project Planner: Brett Dawson at (951) 955-0972 or email [bdawson@rctlma.org](mailto:bdawson@rctlma.org).

PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

**5.0** WORKSHOPS:

5.1 **NONE**


**6.0** ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

**7.0** DIRECTOR'S REPORT

**8.0** COMMISSIONERS' COMMENTS

Agenda Item No.: ...  
 Area Plan: Sun City/Menifee Valley  
 Zoning Area: Winchester  
 Supervisorial District: Third  
 Project Planner: Brett Dawson  
 Planning Commission: June 15, 2016  
 (Continued from June 1, 2016)

GENERAL PLAN AMENDMENT NO. 1129  
 CHANGE OF ZONE NO. 7856  
 TENTATIVE TRACT MAP NO. 36785  
 ENVIRONMENTAL IMPACT REPORT NO. 542  
 Applicant: Joseph Rivani  
 Engineer/Representative: Jeff Anderson



Steve Weiss, AICP  
 Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**GENERAL PLAN AMENDMENT NO. 1129** is an Extraordinary Foundation Component Amendment to change the site's General Plan Land Use Designation from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) and Open Space: Recreation (OS:R) as well as to modify the boundary of the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area by removing the subject site from the policy area as shown on Figure 4 the Sun City/Menifee Area Plan. The General Plan Amendment additionally is amending the Circulation Element to downgrade La Ventana Road within the project boundary (between Garbani Road and Wickerd Road) from a Secondary Highway to a Collector.

**CHANGE OF ZONE NO. 7811** proposes to change the site's zoning classification from Residential Agricultural-5 Acre Minimum (R-A-5) to Planned Residential (R-4).

**TENTATIVE TRACT MAP NO. 36785** is a schedule "A" subdivision of 170.8 gross acres into 511 residential lots, which will range on average from 5,000 square feet to 7,000 square feet. The proposed subdivision will also include:

- Park land encompassing approximately 18.7 acres of the proposed site, which includes a 14.9 acre public park (Veterans Park) with two ballfields and a protected cultural area, located on the eastern portion of the Project site, three private neighborhood pocket parks of approximately 0.7 acres in size (total of 2.1 acres), and one private park/basin that is 1.6 acres in size.
- An internal paseo (landscaped walkway area adjacent to major internal roadways) of approximately 1.25 acres through the Project site and a paseo along La Ventana Road which will encompass about 15 acres.
- 8.1 acres of buffer area adjacent to the major parkways (Garbani Road, Wickerd Road, and El Centro Lane) and 4 small open space areas that would remain undeveloped in order to minimize impacts.
- A total of 15 water quality basins to handle future surface runoff.

The proposed Project is located northerly of Wickerd Road, southerly of Garbani Road, easterly of El Centro Lane, and westerly of Leon Road.

**Project Background:**

This case was presented before the Planning Commission on June 1, 2016, whereby the Commission voted to continue the case to June 15, 2016 to provide more time for the Commissioners to review the staff report package. This staff report details any additional information and changes that have been made to the staff report or conditions of approval since June 1. The previous staff report dated June 1, 2016 contains the original report, conditions of approval, findings and exhibits. Below is a summary of the discussion by the Commission at the June 1 hearing and revisions to conditions and other research performed in response.

At the Planning Commission meeting on June 1, there was interest in providing lighting for the ball fields. After discussing with the applicant, Staff has clarified condition 100.Parks.003 for the park stating, "Prior to the issuance of the 261<sup>st</sup> building permit, the applicant shall have completed construction of the approximately 15.4 acre Veterans Park located on Lot NN and have scheduled an inspection with Valley Wide Recreation and Parks District for its approval of the completed work. Additionally, the ball fields provided within the park shall provide lighting for nighttime use, subject to the approval by Valley Wide Recreation and Parks District."

It was also discussed whether the development of the primary park with ball fields should be advanced in phasing. Conditions 100.Parks.002, 100.Parks.003, 100.Planning.004, 100.Planning.005, 100.Planning.006, and 100.Planning.008 set specific milestones requiring when the parks and trails must be developed.

Questions were raised on the Veteran's Memorial as to who would be involved on the design of it and how it would be funded. We have revised Condition of Approval 100.Planning.001 "...the Veteran's Memorial design shall be coordinated between the County of Riverside, developer, and the Veterans group(s) and shall be funded by the developer and grants, as may be available"

The Transportation Department has updated Conditions 20.Trans.001 and 60.Trans.3 to clarify the \$2,000 per unit specified in each of the conditions are not duplicative but are separate requirements.

Commissioner Sanchez questioned whether a bus turnout should be provided by the project to serve the student population generated by the project. Rather than require a bus turnout at a certain location based on current Menifee Union School District locations and service areas, condition 50.Planning.074 has been added that would require the developer to verify the desirability of a bus turnout with the district prior to map recordation and prior to street improvement plans being approved, whichever occurs first.

There was interest in the striping of bike lanes along the perimeter roads. Transportation has added a condition requiring the striping of the bike lanes as Condition 50.Trans.10.

We have removed condition 10.Planning.78 as it was a duplicate.

The applicant has installed 5 additional hearing notification signs in response to the concerns addressed at the previous hearing that additional signage should be provided.

Commissioner Hake inquired how the existing high pressure gas line will be signed or otherwise made aware to the public. Staff or the applicant will present samples of gas line signage at the June 15 hearing.

Commissioner Hake also inquired whether the special needs park would be served by additional or enhanced parking to meet the needs of the users. At the time of writing this staff report no confirmation has been received from the applicant on this matter but information is anticipated at the June 15 hearing.

Chairwoman Leach noted that certain road related mitigation measures from the EIR were included as Planning conditions of approval, but thought it best that they should be Transportation conditions of approval instead. The road related mitigation measures have been moved from Planning to Transportation conditions as 10.Trans.9, 60.Trans.4, and 10.Trans.10.

The applicant has provided communication to the Transportation Department providing that the adjoining property owner of APN 466-220-027 is willing to cooperate related to right of way dedication needed for acceptance of drainage discharges from TR36785.

**RECOMMENDATIONS:**

**APPROVE PLANNING COMMISSION RESOLUTION #2016-009** recommending adoption of General Plan Amendment No. 1129 to the Riverside County Board of Supervisors; and

**THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:**

**TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 542**, which has been completed in compliance with the State CEQA Guidelines and the Riverside County CEQA implementation procedures; pending final adoption of a resolution for EIR 542; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1129**, an Extraordinary Foundation Component Amendment to amend the subject property's land use designation from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) and Open Space: Recreation (OS:R) as shown on Exhibit 6, and to modify the boundary of the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area as shown on Figure 4 in the Sun City/Menifee Area Plan by removing the Project site from the policy area, based on the findings and conclusions incorporated in the staff report; pending adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7856**, amending the zoning classification for the subject property from Residential Agricultural-5 Acre Minimum (R-A-5) to Planned Residential (R-4) as shown on Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and, pending adoption of the zoning ordinance by the Board of Supervisors; and,

GENERAL PLAN AMENDMENT NO.1129  
CHANGE OF ZONE NO. 7856  
TENTATIVE TRACT MAP NO. 36785  
ENVIRONMENTAL IMPACT REPORT NO. 542  
Planning Commission Staff Report: June 15, 2016  
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**APPROVE TENTATIVE TRACT MAP NO. 36785**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Y:\Planning Case Files-Riverside office\TR36785\DH-PC-BOS Hearings\DH-PC\TR36785 6-15-16 Staff Report.docx  
Date Prepared: 01/01/01  
Date Revised: 06/09/16

**RESOLUTION No. 2016-009**  
**RECOMMENDING ADOPTION OF**  
**GENERAL PLAN AMENDMENT NO. 1129**  
**ENVIRONMENTAL IMPACT REPORT NO 542**

**WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on June 1, 2016, to consider the above-referenced matter; and,

**WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

**WHEREAS**, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission of the County of Riverside, in regular session assembled on June 1, 2016, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

**ADOPTION** of the environmental document, EIR 542;

**APPROVAL** of General Plan Amendment No. 1129.

**REVISED**

**Conditions of Approval**

**Since June 1, 2016**



TRACT MAP Tract #: TR36785

Parcel: 466-210-038

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 9

MAP - CONSTRUCTION MIT MEASURE

RECOMMND

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

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

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

Per MM 4.4-7, all roadways, driveways, sidewalks, etc., shall be completed as soon as possible after construction begins. In addition, building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.

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

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

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

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

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

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10. GENERAL CONDITIONS

10.TRANS. 10

MAP - ROAD GEOMETRIC MIT MEASU

RECOMMND

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

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

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

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

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

El Centro Lane / Wickerd Road - Install a stop control on the southbound approach and construct the intersection

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10. GENERAL CONDITIONS

10.TRANS. 10

MAP - ROAD GEOMETRIC MIT MEASU (cont.)

RECOMMND

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU (cont.) (cont.RECOMMND

Southbound Approach: One shared left-through-right turn lane. Eastbound Approach: One shared left-through-right turn lane. Westbound Approach: One shared left-through-right turn lane.

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU (cont.) (cont.RECOMMND

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

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

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

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

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

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

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

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

Recommended Improvement - Menifee Road / Scott Road (#18)

TRACT MAP Tract #: TR36785

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10. GENERAL CONDITIONS

10.TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU (cont.) (cont.RECOMMND

-Add a 2nd eastbound left turn lane (required for Existing conditions)

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

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

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

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

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

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

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

10. GENERAL CONDITIONS

10.TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU (cont.) (cont.RECOMMND

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

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

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

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

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

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

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

Recommended Improvement - Leon Road / Scott Road (#31)

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

10. GENERAL CONDITIONS

10.TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU (cont.) (cont.RECOMMND

oAdd a traffic signal (required for Existing conditions)

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

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

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

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

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

Per MM 4.17-7, the project developer and the school district shall enter into discussions with the Riverside Transit Authority (RTA) about rerouting the existing bus service to extend service from the intersection of Menifee Road/Scott Road east to Leon; thence north to the intersection of Wickerd and Leon; then back west to the



TRACT MAP Tract #: TR36785

Parcel: 466-210-038

10. GENERAL CONDITIONS

10.TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU (cont.) (cont.RECOMMND

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

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

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

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

20. PRIOR TO A CERTAIN DATE

TRANS DEPARTMENT

20.TRANS. 1 MAP - TRANSPORTATION BENEFIT RECOMMND

Within one (1) year of project approval or prior to recordation of the tract map, whichever comes first, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Transportation Department in the amount of \$2,000 per unit. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF). In the event of a legal challenge against the project the one (1) year period shall begin after the litigation is resolved.

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 1                      MAP - TRANSPORTATION BENEFIT (cont.)                      RECOMMND

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

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

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 74                      MAP - BUS TURNOUTS                      RECOMMND

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

TRANS DEPARTMENT

50.TRANS. 10                      MAP - DEDICATION                      RECOMMND

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

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

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

3. A minimum 6' bike lane shall be striped on the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10

MAP - DEDICATION (cont.)

RECOMMND

roadway and shall conform to the Caltrans Highway Design Manual.

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

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

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10                      MAP - DEDICATION (cont.) (cont.)                      RECOMMND

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

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

Sufficient public street right-of-way along Meadowgate Lane shall be conveyed for public use to provide for a 30 foot half-width right-of-way. Areas designated as culturally sensitive may be omitted for the area to be dedicated.

or as approved by the Director of Transportation.

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 4                      MAP - CONSTRUCTION MIT MEASURE                      RECOMMND

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

Per MM 4.9-6, to the extent that construction activities must occur within adjacent on-site and off-site roadway rights-of-way, a Traffic Management Plan, prepared for construction activities, shall provide adequate emergency access to all parcels of land at all times, and shall include measures to ensure that during an evacuation, the right-of-way is accessible for this purpose. Adequate emergency access is defined as access by any emergency personnel to any occupied parcel at all times during construction activities. Prior to grading permit issuance, the County shall verify and approve the construction Traffic Management Plan incorporates adequate measures to ensure emergency access and availability of adjacent on-site and off-site roadways should an evacuation be needed.

Per MM 4.13-4, prior to grading permit issuance, the County shall review and approve a Construction Haul Route Exhibit prepared by the Project Applicant that identifies all public and private roadways that will be used for haul truck deliveries. Haul routes shall minimize passage by noise-sensitive land uses. In addition, the construction

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4                      MAP - CONSTRUCTION MIT MEASURE (cont.)                      RECOMMND

contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May). A requirement to comply with the Construction Haul Route Exhibit and hours shall be noted on all grading and building plans and also shall be specified in bid documents issued to perspective construction contractors.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1                      MAP - TRAIL/PARK PLANS                      RECOMMND

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

100.PLANNING. 2                      MAP - TRAIL/PARK MAINTENANCE M                      RECOMMND

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

100.PLANNING. 3                      MAP - VETERANS PARK CONST                      RECOMMND

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

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3           MAP - VETERANS PARK CONST (cont.)           RECOMMND  
655 requirements.

100.PLANNING. 4           MAP - LOT S PARK CONSTRUCTION           RECOMMND  
Prior to the issuance of the 130th building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot S of the TENTATIVE MAP and the park shall be fully operable and open for public use.

100.PLANNING. 5           MAP - LOT AA PARK CONSTRUCTION           RECOMMND  
Prior to the issuance of the 178th building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot AA of the TENTATIVE MAP and the park shall be fully operable and open for public use.

100.PLANNING. 6           MAP - LOT K PARK CONSTRUCTION           RECOMMND  
Prior to the issuance of the 280th building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot K of the TENTATIVE MAP and the park shall be fully operable and open for public use.

100.PLANNING. 7           MAP - LOT N PARK CONSTRUCTION           RECOMMND  
Prior to the issuance of the 346th building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot N of the TENTATIVE MAP and the park shall be fully operable and open for public use.

100.PLANNING. 8           MAP - LOT HH PARK CONSTRUCTION           RECOMMND  
Prior to the issuance of the 471st building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot HH of the TENTATIVE MAP and the park shall be fully operable and open for public use.

**FULL SET  
Of Current  
Conditions of Approval**

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      MAP - PROJECT DESCRIPTION                      RECOMMND

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

10. EVERY. 2                      MAP - HOLD HARMLESS                      RECOMMND

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

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

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

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

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



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10. GENERAL CONDITIONS

10. EVERY. 3                      MAP - DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36785 shall be henceforth defined as follows:

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

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

GPA = General Plan Amendment No. 1129

CZ = Change of Zone 7856

EXHIBIT R= R-4 Design Manual

10. EVERY. 4                      MAP - 90 DAYS TO PROTEST                      RECOMMND

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.

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP - GENERAL INTRODUCTION                      RECOMMND

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

10.BS GRADE. 3                      MAP - OBEY ALL GDG REGS                      RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 4                    MAP - DISTURBS NEED G/PMT                    RECOMMND

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

10.BS GRADE. 5                    MAP - PRE-CONSTRUCTION                    RECOMMND

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

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS                    RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS (cont.)                    RECOMMND

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

10.BS GRADE. 7                    MAP - EROS CNTRL PROTECT                    RECOMMND

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

10.BS GRADE. 8                    MAP - DUST CONTROL                    RECOMMND

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

10.BS GRADE. 9                    MAP - 2:1 MAX SLOPE RATIO                    RECOMMND

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

10.BS GRADE. 11                    MAP - MINIMUM DRNAGE GRADE                    RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 12                    MAP - DRNAGE & TERRACING                    RECOMMND

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

10.BS GRADE. 13                    MAP - SLOPE SETBACKS                    RECOMMND

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

10.BS GRADE. 19                    MAP - RETAINING WALLS                    RECOMMND

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

10.BS GRADE. 22                    MAP - NO GRDG & SUBDIVIDING                    RECOMMND

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

10.BS GRADE. 23                    MAP - MANUFACTURED SLOPES                    RECOMMND

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

10.BS GRADE. 24                    MAP - FINISH GRADE                    RECOMMND

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

06/09/16  
15:03

Riverside County LMS  
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE STUDY

RECOMMND

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

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

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

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

10.E HEALTH. 2 USE - WATER AND SEWER SERVICE

RECOMMND

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

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

EPD DEPARTMENT

10.EPD. 1 - MSHCP UWIG

RECOMMND

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

\*Drainage

Proposed developments in proximity to the MSHCP  
Conservation Area shall incorporate measures, including  
measures required through the National Pollutant Discharge

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## 10. GENERAL CONDITIONS

### 10.EPD. 1

### - MSHCP UWIG (cont.)

### RECOMMND

Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the on-site mitigation areas or downstream to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the on-site mitigation areas or downstream to the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the on-site mitigation areas or MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

#### \*Toxics

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

#### \*Lighting

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

#### \*Noise

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

#### \*Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area or on-site mitigation areas, Permittees shall consider the invasive,

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10. GENERAL CONDITIONS

10.EPD. 1 - MSHCP UWIG (cont.) (cont.)

RECOMMND

non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area or on-site mitigation areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas or on-site mitigation areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and on-site mitigation areas and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

\*Barriers

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

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

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

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS

RECOMMND

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.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING

RECOMMND

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

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10. GENERAL CONDITIONS

10.FIRE. 2                      MAP-#16-HYDRANT/SPACING (cont.)                      RECOMMND

intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      MAP FLOOD HAZARD REPORT                      RECOMMND

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

The site is along a subtle ridge-line and slopes in two different directions with the stormwater runoff draining into two different watersheds. The stormwater runoff from the northern quarter of the site slopes north towards Salt Creek, which is part of the Santa Ana River Watershed. The stormwater runoff from the southern three-quarters drains southeast towards Warm Springs Creek, which is part of the Santa Margarita River Watershed. Diversions of tributary drainage area between the two watersheds greater than 1 acre will not be accepted. There is an offsite drainage area of approximately 45 acres from the hills to the west that is tributary to the northwest corner of the site. Another offsite drainage area of approximately 110 acres from the hills to the west that is tributary to the southwest corner of the site.

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



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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

relation to the depth of in the flow path. The pads are setback from the inlet works with a landscape buffer and wall to provide adequate flow through area in the event the emergency escape of the stormwater runoff is necessary.

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

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

It should be noted that the southern three-quarters of the site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in

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10. GENERAL CONDITIONS

10.FLOOD RI. 1                    MAP FLOOD HAZARD REPORT (cont.) (cont.)                    RECOMMND

effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee will be a condition of approval for the project and is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

10.FLOOD RI. 3                    MAP 10 YR CURB - 100 YR ROW                    RECOMMND

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.

10.FLOOD RI. 4                    MAP 100 YR SUMP OUTLET                    RECOMMND

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

10.FLOOD RI. 6                    MAP COORDINATE DRAINAGE DESIGN                    RECOMMND

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.

10.FLOOD RI. 9                    MAP MAJOR FACILITIES                    RECOMMND

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.

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10.FLOOD RI. 12 MAP INCREASED RUNOFF

RECOMMND

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

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

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

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

Low Loss rates will be determined using the following:

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

Where possible and feasible the on-site flows should be

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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

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

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

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

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

10.FLOOD RI. 16

MAP WQMP ESTABL MAINT ENTITY

RECOMMND

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

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10.FLOOD RI. 16                      MAP WQMP ESTABL MAINT ENTITY (cont.)                      RECOMMND

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

10.FLOOD RI. 18                      MAP SUBMIT FINAL WQMP =PRELIM                      RECOMMND

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

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

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



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10. PLANNING. 2                    MAP - GEO02435 (cont.)

RECOMMND

GEO02435 concluded:

1. The site is not located in a fault zone.
2. The likelihood of surface fault rupture at the site is low.
3. There are no known active faults crossing the site.
4. The potential for liquefaction-induced settlement is considered to be very low.
5. Liquefaction is not a significant geotechnical concern.
6. Onsite soils are anticipated to have a very low to low expansion potential.
7. Seismic settlement impacting the site is anticipated to be less than 1/8 inch with maximum differential anticipated to be less than 1/8 inch over 50 feet.

GEO02435 Recommended:

1. Site to be graded in accordance with UBC 2013 and County of Riverside.
2. Debris and other deleterious material to be removed from the site prior to grading.
3. Consideration should be given to over-excavation of the pad to a minimum depth of three feet below finish grade or 12-inches below the bottoms of the proposed footings (whichever is deeper) and replaced with compacted fill possessing a very low to low expansion potential.

GEO No. 2435 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2435 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10. PLANNING. 3                    MAP - PDP01496 ACCEPTED

RECOMMND

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

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10.PLANNING. 3                    MAP - PDP01496 ACCEPTED (cont.)                    RECOMMND

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

PDP01496 recommends: that a paleontological resource impact mitigation program be developed and implemented during the project to prevent such impacts or reduce them to a level less than significant.

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

10.PLANNING. 4                    MAP - MAP ACT COMPLIANCE                    RECOMMND

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.

10.PLANNING. 5                    MAP - FEES FOR REVIEW                    RECOMMND

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.

10.PLANNING. 7                    MAP - TRAIL MAINTENANCE                    RECOMMND

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.



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10.PLANNING. 11 MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision are as follows:

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

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

10.PLANNING. 12 MAP - ORD NO. 659 (DIF)

RECOMMND

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

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10.PLANNING. 12            MAP - ORD NO. 659 (DIF) (cont.)            RECOMMND

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.

10.PLANNING. 13            MAP - ORD 810 OPN SPACE FEE            RECOMMND

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.

10.PLANNING. 14            MAP - REQUIRED MINOR PLANS            RECOMMND

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

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

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10.PLANNING. 14                    MAP - REQUIRED MINOR PLANS (cont.)                    RECOMMND

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.

6. Entry monument and gate entry plan.

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

10.PLANNING. 15                    MAP - DESIGN GUIDELINES                    RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004, and the R-4 Design manual dated May 2016 for the project.

10.PLANNING. 16                    STKP- OFF-HIGHWAY VEHICLE USE                    RECOMMND

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.

10.PLANNING. 17                    MAP - SUBMIT BUILDING PLANS                    RECOMMND

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.

10.PLANNING. 19                    MAP - IF HUMAN REMAINS FOUND                    RECOMMND

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

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10.PLANNING. 19

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
  - i) A County Official is contacted.
  - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
  - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.
- d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
  - i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.
    - (1) The MLD identified fails to make a recommendation; or
    - (2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 20

MAP - UNANTICIPATED RESOURCES

RECOMMND

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

- 1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment

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10.PLANNING. 20

MAP - UNANTICIPATED RESOURCES (cont.)

RECOMMND

conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

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

c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 21

MAP - PDA04900R1 ACCEPTED

RECOMMND

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

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

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

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

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10.PLANNING. 22            MAP - MM 4.2-1

RECOMMND

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

The final tract map shall incorporate this measures and the pedestrian access shall be installed during construction.

10.PLANNING. 23            MAP - MM 4.4-1

RECOMMND

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

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

10.PLANNING. 25            MAP - MM 4.4-3

RECOMMND

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

Option A: No overlap of Grading-Mass Excavation or Grading-Rough/Fine will occur concurrent with other phases of construction activity. Additionally, all construction equipment greater than 150 horsepower shall be California Air Resources Board (CARB) Tier 3 Certified or better. The

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10.PLANNING. 25                   MAP - MM 4.4-3 (cont.)                   RECOMMND

total horsepower-hours per day for all equipment shall not exceed 25,808 horsepower-hours per day and the maximum disturbance (actively graded) area shall not exceed 6.5 acres per day.

Option B: All construction equipment greater than 150 horsepower shall be CARB Tier 3 Certified or better with the exception of rubber tired dozers and scrapers which shall be CARB Tier 4 Certified or better. The total horsepower-hours per day for all equipment shall not exceed 38,328 horsepower-hours per day and the maximum disturbance (actively graded) area shall not exceed 8.5 acres per day.

10.PLANNING. 26                   MAP - MM 4.4-4                   RECOMMND

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

10.PLANNING. 27                   MAP - MM 4.4-5                   RECOMMND

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

10.PLANNING. 28                   MAP - MM 4.4-6                   RECOMMND

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

10.PLANNING. 29                   MAP - MM 4.4-7                   RECOMMND

Per MM 4.4-7, all roadways, driveways, sidewalks, etc., shall be completed as soon as possible after construction begins. In addition, building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.

10.PLANNING. 30                   MAP - MM 4.4-8                   RECOMMND

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

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10.PLANNING. 31            MAP - MM 4.4-9            RECOMMND

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

10.PLANNING. 32            MAP - MM 4.4-11            RECOMMND

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

10.PLANNING. 33            MAP - MM 4.4-12            RECOMMND

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

10.PLANNING. 34            MAP - MM 4.4-13            RECOMMND

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

10.PLANNING. 35            MAP - MM 4.4-14            RECOMMND

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

10.PLANNING. 36            MAP - MM 4.4-15            RECOMMND

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

10.PLANNING. 37            MAP - MM 4.4-16            RECOMMND

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





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10.PLANNING. 44 MAP - MM 4.5-1 (cont.)

RECOMMND

impacted, an impact minimization plan shall be developed by the biologist that shall protect the burrow in place or provide for closure and relocation to an alternate burrow within the vicinity but outside of the project footprint in accordance with current CDFW and MSHCP burrowing owl guidelines, including preparation of a DBESP. Active nests must be avoided until all nestlings have fledged.

10.PLANNING. 45 MAP - MM 4.5-2

RECOMMND

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

10.PLANNING. 46 MAP - MM 4.5-3

RECOMMND

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

10.PLANNING. 47 MAP - MM 4.6-3

RECOMMND

Prior to the issuance of Building Permits, the developer/permit holder, County Archaeologist and the appropriate Native American Tribe shall develop a

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10.PLANNING. 47            MAP - MM 4.6-3 (cont.)            RECOMMND

Preservation Plan for the long-term care and maintenance of P-33-002007 and P-33-023956 and any or all of the features relocated from P-33-002039 and P-33-023952. The Plan shall indicate, at a minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long-term maintenance, appropriate protocols, access provisions, monitoring by the appropriate Native American Tribe and compensation for services, if appropriate; and necessary emergency protocols. The developer/permit holder shall submit a fully executed copy of this Preservation Plan to the County Archaeologist to ensure compliance with this mitigation measure.

10.PLANNING. 48            MAP - MM 4.7-1            RECOMMND

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

10.PLANNING. 49            MAP - MM 4.9-1            RECOMMND

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

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10.PLANNING. 49            MAP - MM 4.9-1 (cont.)

RECOMMND

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

10.PLANNING. 50            MAP - MM 4.9-2

RECOMMND

Per MM 4.9-2, during grading if an unknown contaminated area is exposed based on field observations by the contractor, soils engineer or County inspector, the following actions will be implemented: any contamination found during construction will be reported to the Riverside County Site Cleanup Program and all of the sampling or remediation related to the contamination will be conducted under the oversight of the Riverside County Site Program; construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be identified; a qualified professional (industrial hygienist or chemist) shall test the contamination and determine the type of material and define appropriate remediation strategies; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area (a determination of the regulatory agency that the site has been remediated to a threshold that poses no hazard to humans).

10.PLANNING. 51            MAP - MM 4.9-7

RECOMMND

Per MM 4.9-7, prior to finalizing engineering of facilities located within the Southern California Gas easement, the

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10.PLANNING. 51

MAP - MM 4.9-7 (cont.)

RECOMMND

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

10.PLANNING. 52

MAP - MM 4.10-1

RECOMMND

Per MM 4.10-1, at the inlets and outlets from the offsite watersheds and from the project site, the discharge shall be controlled to accomplish the following objectives: the outlet facility shall control the energy of the releases of stormwater to the downstream watershed to ensure that no new downstream erosion is initiated from the point of discharge.

10.PLANNING. 53

MAP - MM 4.10-3

RECOMMND

Per MM 4.10-3, the two Project Specific Water Quality Management Plans (WQMPs) which define bioretention basins as permanent Best Management Practices shall be implemented to prevent long-term surface runoff from discharging pollutants from site on which construction has been completed. The WQMP shall be implemented with the goal of achieving a reduction in pollutants following construction to control urban runoff pollution to the maximum extent practicable based on available, feasible best management practices at the time of construction. The stormwater

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10.PLANNING. 53

MAP - MM 4.10-3 (cont.)

RECOMMND

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

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

10.PLANNING. 54

MAP - MM 4.13-2

RECOMMND

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

10.PLANNING. 55

MAP - MM 4.13-3

RECOMMND

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

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10.PLANNING. 56            MAP - MM 4.13-5

RECOMMND

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

10.PLANNING. 57            MAP - MM 4.13-6

RECOMMND

Per MM 4.13-6, because construction noise is anticipated to exceed 65 dBA at some nearby sensitive receptors during all phases of construction, portable noise barriers shall be placed near the noise-producing equipment between the noise source and the receptors for activities where the anticipated noise at the sensitive receptor would exceed 60dBA. The noise barriers may be constructed from construction materials such as from 4 foot by 8-foot sheets of marine plywood (minimum one-inch thickness) or one and one eighth inch (1 1/8") tongue-in-groove sub-floor, backed with three and a half inch thick R-11 fiberglass insulation for sound absorption. Several such panels may be hinged together in order to be self-supporting and to provide a continuous barrier. The temporary, portable noise barriers should at a minimum reduce noise levels at receptor locations below an exterior sound level of 65 dBA and an interior sound level of 45 dBA at the receptor.

10.PLANNING. 58            MAP - MM 4.13-7

RECOMMND

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

10.PLANNING. 59            MAP - MM 4.13-8

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 60           MAP - MM 4.13-9

RECOMMND

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

10.PLANNING. 61           MAP - MM 4.13-10

RECOMMND

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

10.PLANNING. 62           MAP - MM 4.13-11

RECOMMND

Per MM 4.13-11, during future construction activities with heavy equipment within 300 feet of occupied residences, vibration field tests shall be conducted at the nearest occupied residences. If vibrations exceed 72 VdB, the construction activities shall be revised to reduce the vibration below this threshold or, if it is acceptable to the occupants, the project proponent may arrange for alternate housing for the occupants during the period that construction activities cause vibrations at the residence in excess of 70 VdB.

10.PLANNING. 63           MAP - MM 4.13-12

RECOMMND

Per MM 4.13-12, to the extent feasible (where construction activities can occur concurrently), the noisiest operations shall be scheduled to occur simultaneously in the construction program to avoid prolonged sequential periods of construction activity annoyance.



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10.PLANNING. 64 MAP - MM 4.13-13

RECOMMND

Per MM 4.13-13, if blasting is required, blasts shall be restricted to the hours of 10 a.m. to 4 p.m. Any residences located within 400 feet of the blast area shall be notified a minimum of two day prior to the blast(s) that blasting will be conducted at a specific location and a specific time within the restricted hours.

10.PLANNING. 65 MAP - MM 4.13-16

RECOMMND

Per MM 4.13-16, to satisfy the County of Riverside 45 dBA CNEL interior noise level criteria, lots facing Garbani Road, La Ventana Road, and Wickerd Road will require a Noise Level Reduction (NLR) of up to 27.9 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning). In order to meet the County of Riverside 45 dBA CNEL interior noise standards the Project shall provide the following or equivalent noise mitigation measures:

1. Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27. Lots adjacent to Garbani Road shall require upgraded windows with a minimum STC rating of 31.

2. Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths inch thick.

3. Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

4. Attic: Attic vents should be oriented away from Garbani Road, La Ventana Road, and Wickerd Road. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.

5. Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the Uniform Mechanical Code. Wall mounted air conditioners shall not be used.

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10.PLANNING. 65            MAP - MM 4.13-16 (cont.)

RECOMMND

6. Furnishings: All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad.

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

10.PLANNING. 66            MAP - MM 4.13-18

RECOMMND

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

10.PLANNING. 67            MAP - MM 4.18.1-2

RECOMMND

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

10.PLANNING. 68            MAP - MM 4.18.1-3

RECOMMND

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

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10.PLANNING. 69                   MAP - MM 4.18.1-4                   RECOMMND

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

10.PLANNING. 70                   MAP - MM 4.18.2-3                   RECOMMND

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

10.PLANNING. 71                   MAP - MM 4.18.2-4                   RECOMMND

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

10.PLANNING. 72                   MAP - MM 4.18.3-1                   RECOMMND

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

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10.PLANNING. 72            MAP - MM 4.18.3-1 (cont.)            RECOMMND

Department and provided to the Department of Building and Safety prior to the issuance of building permits. Evidence of Project compliance (receipts) with the approved WRP must be presented to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection.

10.PLANNING. 74            MAP - MM 4.6-5            RECOMMND

At least 30 days prior to issuance of grading permits, a Cultural Resources Treatment and Monitoring Agreement shall be entered in to between the developer/permit holder and a Native American monitor representing the appropriate Native American Tribe who shall be on site during all earthmoving activities. The Agreement shall identify any CEQA monitoring requirements and the appropriate treatment of cultural resources, including human remains. The Agreement shall also address the roles and responsibilities of the Native American monitor and appropriate compensation for professional Native American monitoring services. The Native American monitor agreement shall also detail treatment and final disposition of any Native American cultural resources, sacred sites, and human remains discovered on the site in accordance with State law and appropriate Native American customs and traditions. The executed Agreement shall be provided to the County of Riverside prior to issuance of a grading permit and shall be implemented during construction. The Native American monitor shall keep a daily log of all activities observed related to the project. A copy of the daily monitoring logs shall be submitted weekly to the Project Archaeologist and are to be included in the Phase IV report as a Confidential Appendix

10.PLANNING. 75            MAP - MM 4.4-10            RECOMMND

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

10.PLANNING. 77            MAP - ADDITIONAL SETBACK            RECOMMND

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

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10.PLANNING. 79                   MAP - OFFSITE SIGNS ORD 679.4                   RECOMMND

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.

10.PLANNING. 80                   MAP - MM 4.2-2                   RECOMMND

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

10.PLANNING. 81                   MAP - MM 4.15.3-1                   RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1                   MAP - STD INTRO 3(ORD 460/461)                   RECOMMND

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

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10.TRANS. 1                    MAP - STD INTRO 3(ORD 460/461) (cont.)                    RECOMMND

omission or unacceptablility 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.

10.TRANS. 2                    MAP - COUNTY WEB SITE                    RECOMMND

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

10.TRANS. 3                    MAP - DRAINAGE 1                    RECOMMND

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.

10.TRANS. 4                    MAP - DRAINAGE 2                    RECOMMND

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.

10.TRANS. 6                    MAP - OFF-SITE PHASE                    RECOMMND

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

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10.TRANS. 6                    MAP - OFF-SITE PHASE (cont.)                    RECOMMND

Transportation Department.

10.TRANS. 7                    MAP-CREDIT/REIMBURSEMENT 4 IMP                    RECOMMND

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

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

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

10.TRANS. 8                    MAP - TS/CONDITIONS                    RECOMMND

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

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

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

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

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10.TRANS. 8 MAP - TS/CONDITIONS (cont.)

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

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

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

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

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

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

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

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

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

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



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10.TRANS. 8                      MAP - TS/CONDITIONS (cont.) (cont.)                      RECOMMND

Scott Road (EW)

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

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

10.TRANS. 9                      MAP - CONSTRUCTION MIT MEASURE                      RECOMMND

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

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

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

Per MM 4.4-7, all roadways, driveways, sidewalks, etc., shall be completed as soon as possible after construction begins. In addition, building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.

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

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

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

Per MM 4.4-16, the applicant shall implement activity management techniques including (a) development of a comprehensive construction management plan designed to

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10.TRANS. 9 MAP - CONSTRUCTION MIT MEASURE (cont.) RECOMMND

minimize the number of large construction equipment operating during any given time period; (b) scheduling of construction truck trips during non-peak hours to reduce peak hour emissions; and (c) phasing of construction activities.

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

10.TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU RECOMMND

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

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

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

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

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10.TRANS. 10

MAP - ROAD GEOMETRIC MIT MEASU (cont.)

RECOMMND

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

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

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

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

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

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

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

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10.TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU (cont.) (cont.RECOMMND

Eastbound Approach: One left turn lane and one shared through-right turn lane. Westbound Approach: One left turn lane and one shared through-right turn lane.

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

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

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

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

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

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

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

Improvement strategies have been recommended at

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10. GENERAL CONDITIONS

10.TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU (cont.) (cont.RECOMMND

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

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

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

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

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

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

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

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10. TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU (cont.) (cont. RECOMMND

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

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

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

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

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

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

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

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10. TRANS. 10

MAP - ROAD GEOMETRIC MIT MEASU (cont.) (cont. RECOMMND

conditions are shown in regular text.

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10. TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU (cont.) (cont. RECOMMND

lane (required for Existing conditions)

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

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

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

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

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

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

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

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and



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10.TRANS. 10 MAP - ROAD GEOMETRIC MIT MEASU (cont.) (cont.RECOMMND

improve the associated LOS grade to an accept-able LOS (LOS "D" or better). The effectiveness of the recommended improvement strategies necessary to address Horizon Year traffic deficiencies are presented in Table 4.17-33.

Per MM 4.17-7, the project developer and the school district shall enter into discussions with the Riverside Transit Authority (RTA) about rerouting the existing bus service to extend service from the intersection of Menifee Road/Scott Road east to Leon; thence north to the intersection of Wickerd and Leon; then back west to the intersection of Wickerd and Briggs; and finally back south along Briggs to Scott Road. This effort shall begin after completion of Phase 1 and prior to implementation of Phase 2 of the proposed project.

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

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

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

WASTE DEPARTMENT

10.WASTE. 1 MAP - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated

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10. GENERAL CONDITIONS

10.WASTE. 1                   MAP - HAZARDOUS MATERIALS (cont.)                   RECOMMND

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

10.WASTE. 3                   MAP - LANDSCAPE PRACTICES                   RECOMMND

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

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2               MAP- EXPIRATION DATE                   RECOMMND

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

20.PLANNING. 3               MAP- LANDSCAPE CORRECTIONS               RECOMMND

Within 30 days of project approval the Landscape plans shall:

1. Clarify how the graded areas that straddle the project

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3

MAP- LANDSCAPE CORRECTIONS (cont.)

RECOMMND

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

TRANS DEPARTMENT

20.TRANS. 1

MAP - TRANSPORTATION BENEFIT

RECOMMND

Within one (1) year of project approval or prior to recordation of the tract map, whichever comes first, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Transportation Department in the amount of \$2,000 per unit. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF). In the event of a legal challenge against the project the one (1) year period shall begin after the litigation is resolved.

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

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

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50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1            MAP - WATER & SEWER WILL SERVE            RECOMMND

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

50.E HEALTH. 2            MAP- LEA CLEARANCE            RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

EPD DEPARTMENT

50.EPD. 1                MAP - ECS REQUIREMENTS            RECOMMND

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.EPD. 2                      MAP - ECS CONDITION                      RECOMMND

The project shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

FIRE DEPARTMENT

50.FIRE. 1                      MAP-#46-WATER PLANS                      RECOMMND

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.

50.FIRE. 2                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

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 RI DEPARTMENT

50.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMND

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.

50.FLOOD RI. 3                      MAP ONSITE EASE ON FINAL MAP                      RECOMMND

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".

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4                    MAP OFFSITE EASE OR REDESIGN                    RECOMMND

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.

50.FLOOD RI. 5                    MAP WRITTEN PERM FOR GRADING                    RECOMMND

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.

50.FLOOD RI. 7                    MAP 3 ITEMS TO ACCEPT FACILITY                    RECOMMND

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 draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be



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50.PLANNING. 1            MAP - PREPARE A FINAL MAP (cont.)            RECOMMND

Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2            MAP - FINAL MAP PREPARER            RECOMMND

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

50.PLANNING. 3            MAP - SURVEYOR CHECK LIST            RECOMMND

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 3,500 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-4 zone, and with the Riverside County General Plan.

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

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

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

50.PLANNING. 4            MAP - REQUIRED APPLICATIONS            RECOMMND

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



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50.PLANNING. 7                   MAP - ANNEX TO PARK DISTRICT                   RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley-wide Parks and Recreation District.

50.PLANNING. 8                   MAP - QUIMBY FEES (1)                   RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Parks and Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 9                   MAP - OFFER OF TRAILS                   RECOMMND

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

50.PLANNING. 10                  MAP - TRAIL MAINTENANCE                  RECOMMND

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

50.PLANNING. 12                  MAP - ECS SHALL BE PREPARED                  RECOMMND

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.

50.PLANNING. 13                  MAP - ECS NOTE RIGHT-TO-FARM                  RECOMMND

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

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50.PLANNING. 13

MAP - ECS NOTE RIGHT-TO-FARM (cont.)

RECOMMND

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

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

50.PLANNING. 19

MAP - ECS NOTE MT PALOMAR LIGH

RECOMMND

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."

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50.PLANNING. 28                    MAP - FEE BALANCE                    RECOMMND

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.

50.PLANNING. 31                    MAP - CC&R RES CSA COM. AREA                    RECOMMND

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

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

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

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

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31

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

RECOMMND

671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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.

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP - CC&R RES POA COM. AREA (cont.)

RECOMMND

the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

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.

50.PLANNING. 35 MAP - MM 4.4-27 RECOMMND

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

50.PLANNING. 36 MAP - MM 4.4-28 RECOMMND

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

50.PLANNING. 37 MAP - MM 4.18.2-1 RECOMMND

Per MM 4.18.2-1, prior to recordation of a final map by the County, the project applicant shall construct, or enter into an agreement and post security, in a form and amount acceptable to the Building and Safety Department,

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50.PLANNING. 37                   MAP - MM 4.18.2-1 (cont.)                   RECOMMND

guaranteeing the undergrounding of proposed utility distribution lines in conformance with applicable County standards and the County's Capital Improvement Policy.

50.PLANNING. 38                   MAP - MM 4.18.2-2                   RECOMMND

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

50.PLANNING. 74                   MAP - BUS TURNOUTS                   RECOMMND

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

50.PLANNING. 75                   MAP- MM 4.18.3-3                   RECOMMND

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



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50. PRIOR TO MAP RECORDATION

SURVEY DEPARTMENT

50.SURVEY. 1                    MAP - EASEMENT                    RECOMMND

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.

50.SURVEY. 2                    MAP - ACCESS RESTRICTION                    RECOMMND

Lot access shall be restricted on Garbani Road, Wickerd Road, El Centro Road, and La Ventana Road and so noted on the final map.

50.SURVEY. 3                    MAP - VACATION                    RECOMMND

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

TRANS DEPARTMENT

50.TRANS. 1                    MAP - STREET NAME SIGN                    RECOMMND

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

50.TRANS. 2                    MAP - SOILS 2                    RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3                      MAP - ASSESSMENT DIST 1                      RECOMMND

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.

50.TRANS. 5                      MAP - CORNER CUT-BACK I                      RECOMMND

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.

50.TRANS. 7                      MAP - OFF-SITE ACCESS 2                      RECOMMND

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

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

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

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

or as approved by the Director of Transportation.

50.TRANS. 8                      MAP - LIGHTING PLAN                      RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located at intersection of Leon Road at Scott Road.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

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

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

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

50.TRANS. 10

MAP - DEDICATION

RECOMMND

La Ventana Road and street "V" shall be improved as a COLLECTOR ROAD with 44' full-width AC pavement, 6" concrete

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10

MAP - DEDICATION (cont.)

RECOMMND

curb and gutter, and sidewalks within 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (The design criteria apply if GP-1129 is approved by the Board of Supervisors to downgrade La Ventana Road to a Collector Road.)

- NOTE: 1. A 5' sidewalk shall be constructed 3' from the property line within the 15' parkway.
2. If the GP-1129 (proposed downgrade of La Ventana Road to a Collector Road) is not approved by the Board of Supervisors, the project proponent shall submit the revised tentative map.
3. A minimum 6' bike lane shall be striped on the roadway and shall conform to the Caltrans Highway Design Manual.

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

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

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

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

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

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50.TRANS. 10                      MAP - DEDICATION (cont.) (cont.)                      RECOMMND

(32'/50')

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

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

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

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

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

Sufficient public street right-of-way along Meadowgate Lane shall be conveyed for public use to provide for a 30 foot half-width right-of-way. Areas designated as culturally sensitive may be omitted for the area to be dedicated.

or as approved by the Director of Transportation.

50.TRANS. 11                      MAP - PART-WIDTH                      RECOMMND

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

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

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

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50.TRANS. 11                    MAP - PART-WIDTH (cont.)                    RECOMMND

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

or as approved by the Director of Transportation.

50.TRANS. 12                    MAP - UTILITY PLAN                    RECOMMND

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.

50.TRANS. 13                    MAP-DEDICATIONS/ACCEPTANCE/SUR                    RECOMMND

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

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

50.TRANS. 14                    MAP - LANDSCAPING/TRAILS                    RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14                    MAP - LANDSCAPING/TRAILS (cont.)                    RECOMMND

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

50.TRANS. 15                    MAP - INTERSECTION/50' TANGENT                    RECOMMND

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

50.TRANS. 16                    MAP - IMP PLANS                    RECOMMND

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

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

50.TRANS. 17                    MAP - CONSTRUCT RAMP                    RECOMMND

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

50.TRANS. 18                    MAP - OFF-SITE INFO                    RECOMMND

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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19                      MAP - SIGNING & STRIPING PLAN                      RECOMMND

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

or as approved by the Director of Transportation.

50.TRANS. 20                      MAP - TS/DESIGN                      RECOMMND

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

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

Leon Road (NS) at Scott Road (EW)  
The project proponent may pay cash-in-lieu of improvements. The cash-in-lieu amount shall be 33% of the total cost to design and construct the traffic signal, including associated street improvements, survey, and inspection. No fee credit will be given if cash-in-lieu is paid.

or as approved by the Transportation Department.

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

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

50.TRANS. 21                      MAP - TS/GEOMETRICS                      RECOMMND

The intersection of Leon Road (NS) at Scott Road (EW) shall be signalized and improved to provide the following geometrics:

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

NOTE: If cash-in-lieu is paid per 50.TRANS.20, the design



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50. PRIOR TO MAP RECORDATION

50.TRANS. 21

MAP - TS/GEOMETRICS (cont.)

RECOMMND

shall be based on the geometrics above, however construction is not required.

or as approved by the Transportation Department.

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

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

50.TRANS. 22

MAP - TRANSPORTATION BENEFIT

RECOMMND

Within one (1) year of project approval or prior to recordation of the tract map, whichever comes first, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Transportation Department in the amount of \$2,000 per unit. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF). In the event of a legal challenge against the project the one (1) year period shall begin after the litigation is resolved.

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

MAP - NPDES/SWPPP

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                    MAP - NPDES/SWPPP (cont.)                    RECOMMND

with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov) .

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

60.BS GRADE. 2                    MAP - GRADING SECURITY                    RECOMMND

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

60.BS GRADE. 4                    MAP - GEOTECH/SOILS RPTS                    RECOMMND

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.

60.BS GRADE. 6                    MAP - DRNAGE DESIGN Q100                    RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7                    MAP - OFFSITE GDG ONUS                    RECOMMND

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.

60.BS GRADE. 8                    MAP - NOTRD OFFSITE LTR                    RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9                    MAP - RECORDED ESMT REQ'D                    RECOMMND

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

60.BS GRADE. 11                    MAP - APPROVED WQMP                    RECOMMND

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

60.BS GRADE. 13                    MAP - PRE-CONSTRUCTION MTG                    RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14                    MAP- BMP CONST NPDES PERMIT                    RECOMMND

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

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60.BS GRADE. 14            MAP- BMP CONST NPDES PERMIT (cont.)            RECOMMND

Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15            MAP - SWPPP REVIEW            RECOMMND

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.

60.BS GRADE. 16            MAP - IMPORT/EXPORT            RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

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

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

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

EPD DEPARTMENT

60.EPD. 1                    - HMMP/MITIGATION CREDITS            RECOMMND

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the document titled "Determination of Biologically Equivalent or Superior Preservation" prepared by PCR Services Corporation and dated April, 2015. There

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60.EPD. 1 - HMMP/MITIGATION CREDITS (cont.)

RECOMMND

will be permanent impacts to 0.131 acre of MSHCP Riverine Areas and temporary impacts to 0.118 acre. The drainages with temporary impacts will be restored and then avoided as open space. On-site mitigation proposed for the permanent drainage impacts will be at a 2:1 mitigation-to-impact ratio and includes 0.262 acre of streambed expansion and riparian habitat creation within and adjacent to the restored portions of the drainages with temporary impacts. The biologist shall provide a Habitat Mitigation and Monitoring Plan (HMMP) to the Planning Department/Environmental Programs Division (EPD) for review and approval. The HMMP shall include, but not be limited to: time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

60.EPD. 2 - IMPLEMENT DBESP

RECOMMND

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

60.EPD. 3 - NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during

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60.EPD. 3

- NESTING BIRD SURVEY (cont.)

RECOMMND

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

60.EPD. 4

-30 DAY BURROWING OWL

RECOMMND

Pursuant to Objectives 5 & 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. Two burrowing owls and sign were identified on site during the focused surveys. The Regional Conservation Authority (RCA) and County Biologist shall be consulted to determine

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60.EPD. 4 -30 DAY BURROWING OWL (cont.) RECOMMND

appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

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

60.EPD. 5 - PERMANENT FENCING PLAN RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "MSHCP Riverine Areas" and "On-Site Mitigation" on Figures 7 & 8 of the document titled "Determination of Biologically Equivalent or Superior Preservation" dated April 2015 and prepared by PCR Services Corporation shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 6 - BIOLOGICAL MONITORING RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities, fence installation, and to survey the site for nesting birds. A work plan shall be submitted to the EPD from the qualified biological monitor to review and approve, that may include but not be limited to Best Management Practices

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60.EPD. 6 - BIOLOGICAL MONITORING (cont.) RECOMMND

(BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP SUBMIT PLANS RECOMMND

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.

60.FLOOD RI. 2 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

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.

60.FLOOD RI. 3 MAP PHASING RECOMMND

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



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60.FLOOD RI. 4                   MAP OFFSITE EASE OR REDESIGN                   RECOMMND

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.

60.FLOOD RI. 5                   MAP WRITTEN PERM FOR GRADING                   RECOMMND

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

60.FLOOD RI. 6                   MAP WRITTEN PERM CONC FLOWS                   RECOMMND

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

60.FLOOD RI. 7                   MAP ADP FEES                   RECOMMND

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

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of

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60.FLOOD RI. 7            MAP ADP FEES (cont.)            RECOMMND

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.

60.FLOOD RI. 8            MAP SUBMIT FINAL WQMP            INEFFECT

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

60.FLOOD RI. 9            MAP ZONE 7 PRESENT WORTH MAINT            RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1            MAP - PALEO PRIMP & MONITOR            RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

60.PLANNING. 2 MAP - PALEO PRIMP AND MONITOR RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as

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60.PLANNING. 2

MAP - PALEO PRIMP AND MONITOR (cont.)

RECOMMND

appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A

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60.PLANNING. 2 MAP - PALEO PRIMP AND MONITOR (cont.) (cont.)RECOMMND

written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

60.PLANNING. 4 MAP - COMMUNITY TRAIL ESMNT RECOMMND

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

60.PLANNING. 5 MAP - PALEONTOLOGIST REQUIRED RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the

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60.PLANNING. 5                    MAP - PALEONTOLOGIST REQUIRED (cont.)                    RECOMMND

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

60.PLANNING. 17                    MAP - SKR FEE CONDITION                    RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 170 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 18                    MAP - FEE BALANCE                    RECOMMND

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

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60.PLANNING. 18            MAP - FEE BALANCE (cont.)            RECOMMND  
    paid by the applicant/developer.

60.PLANNING. 19            MAP - GRADING PLAN REVIEW            RECOMMND  
  
    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.

60.PLANNING. 22            MAP - REQUIRED APPLICATIONS            RECOMMND  
  
    No grading permits shall be issued until General Plan Amendment No. 1129 and Change of Zone No. 7856 have been approved and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 23            MAP - PLANNING DEPT REVIEW            RECOMMND  
  
    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.

60.PLANNING. 25            MAP - CULTURAL RESOURCE PROF.            RECOMMND  
  
    Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.  
    The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.  
    The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.  
    The Project Archaeologist shall manage and oversee



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60.PLANNING. 25                    MAP - CULTURAL RESOURCE PROF. (cont.)                    RECOMMND

monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 26                    MAP - NATIVE AMERICAN MONITOR                    RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate LUISENO Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

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

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring

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60.PLANNING. 26

MAP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

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

60.PLANNING. 27

MAP - MM 4.5-4

RECOMMND

Per MM 4.5-4, prior to issuance of grading permits for the project site, the site developer shall implement the Determination of Biologically Equivalent or Superior Preservation (DBESP) document and regulatory permits for disturbance of approximately 0.131 acre or 1,445 linear feet of heavily disturbed riverine habitat. To compensate for the loss of these waters of the U.S. and State, the developer shall either implement onsite enhancement in the area set aside to protect stream channel habitat or acquire offsite compensatory mitigation habitat or create such habitat at no more than a 2:1 mitigation-to-impact ratio as outlined in the text above. This habitat shall be located within the Santa Margarita River Watershed. The regulatory permits (Corps 404, Regional Board 401 and CDFW 1600) may increase this compensatory ratio but the County finds that this is the minimum habitat required to offset the impacts to water resources on the project site.

60.PLANNING. 28

MAP - MM 4.6-4

RECOMMND

A professional archaeological monitor shall be on site to monitor all ground disturbing activities. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for

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60.PLANNING. 28 MAP - MM 4.6-4 (cont.)

RECOMMND

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

60.PLANNING. 29 MAP - MM 4.9-4

RECOMMND

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

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60. PLANNING. 30 MAP - MM 4.9-5

RECOMMND

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

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

The following shall be required:

- a. The use and handling of explosives is restricted to permittees, their employees and authorized representatives, who shall be at least 21 years of age; however, persons between the ages of 18 and 21 years may be permitted to use and handle such explosives if they are under the direct personal supervision of an experienced competent permittee, employee or authorized representative over the age of 21 years.
- b. Smoking shall not be permitted while explosives are being used or handled, and no one within 50 feet of explosives shall possess matches, lighters, open light or other fire or flame. Exception: The lighting of safety fuse in conjunction with approved blasting operations.
- c. No person shall use or handle explosives while under the influence of intoxicating liquors, or narcotics.
- d. Authorized containers or Class II magazines shall be used for taking detonators and other explosives from storage magazines to the blasting area.
- e. When blasting is done in congested areas or in close proximity to a structure, railway, or highway, or any other installation that may be damaged, the blast shall be covered before firing with a mat constructed so that it is capable of preventing fragments from being thrown. Appropriate provisions (water) shall be available in brush areas to extinguish a fire that may occur as a result of blasting operations.
- f. Persons authorized to prepare explosive charges or conduct blasting operations shall use every reasonable

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60.PLANNING. 30

MAP - MM 4.9-5 (cont.)

RECOMMND

precaution, including but not limited to warning signals, flags, barricades, guards or woven mats to insure the safety of the general public.

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

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

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

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

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

2. The posting of signs warning against the use of mobile radio transmitters on all access roads between 1,000 feet and 3,000 feet of the blasting operations. The sign shall be in contrasting 8 inch letters on a white background and shall read "BLASTING AREA - NO RADIO TRANSMITTING". Signs shall be displayed only at time of blasting.

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

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60.PLANNING. 30 MAP - MM 4.9-5 (cont.) (cont.)

RECOMMND

confine the blast.

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

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

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

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

8. Explosive materials shall not be abandoned.

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

60.PLANNING. 31 MAP - MM 4.9-6

RECOMMND

Per MM 4.9-6, to the extent that construction activities must occur within adjacent on-site and off-site roadway rights-of-way, a Traffic Management Plan, prepared for construction activities, shall provide adequate emergency access to all parcels of land at all times, and shall include measures to ensure that during an evacuation, the right-of-way is accessible for this purpose. Adequate emergency access is defined as access by any emergency personnel to any occupied parcel at all times during construction activities. Prior to grading permit issuance, the County shall verify and approve the construction Traffic Management Plan incorporates adequate measures to ensure emergency access and availability of adjacent on-site and off-site roadways should an evacuation be needed.

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60.PLANNING. 32 MAP - MM 4.13-1

RECOMMND

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

60.PLANNING. 33 MAP - MM 4.13-4

RECOMMND

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

60.PLANNING. 34 MAP - MM 4.13-14

RECOMMND

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

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

- 1.Type of blasting media to be used (TNT, ANFO, etc.).
- 2.Drilling method. Bore hole diameter, depth of bore hole, number of holes per shot, stemming, burden, weight/volume of explosives, accelerants, fuse types, etc.
- 3.Amount of material expected to be produced per blast.
- 4.Monitoring plans for blast-induced ground vibrations and air overpressure (sound).

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60.PLANNING. 34                   MAP - MM 4.13-14 (cont.)                   RECOMMND

5. Monitoring plans for drilling-induced ground vibrations and noise impacts on all uses, including wildlife.
6. Monitoring plans for potential adverse effects caused by blasting relative to slope stability.
7. Monitoring plans for potential adverse effects caused by blasting relative to the hydrologic characteristics of the rock body.
8. Recommendations for minimizing any potential drilling and blasting impacts, as appropriate.
9. All necessary blasting permits.

60.PLANNING. 35                   MAP- FENCING FOR CULTURAL AREA                   RECOMMND

Prior to Grading Permits, the locations of the temporary and permanent fencing, and the location of the Ball Field poles within the Culturally Sensitive area on the northeast of the property, need to be determined and agreed upon between the Native American Tribes and the Applicant.

60.PLANNING. 36                   MAP - GRADING ELEVATIONS                   RECOMMND

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

60.PLANNING. 37                   MAP - MM 4.10-2                   RECOMMND

Per MM 4.10-2, the future developer shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that will be implemented to prevent construction pollutants from contacting stormwater and with the performance standard of keeping all products of erosion from moving offsite. The SWPPP shall be developed with the goal of achieving a reduction in pollutants both during and following



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60.PLANNING. 37 MAP - MM 4.10-2 (cont.)

RECOMMND

construction to control urban runoff to the maximum extent practicable based on available, feasible best management practices. The SWPPP and the monitoring program for the construction projects shall be consistent with the requirements of the latest version of the State's General Construction Activity Storm Water Permit and NPDES no. CAS618033, Order No. R8-2002-0011 for projects within Riverside County or the permits in place at the time of construction.

60.PLANNING. 38 MAP- MM 4.6-6

RECOMMND

The County certified Archaeologist and Native American monitor shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

60.PLANNING. 39 MAP- MM 4.6-7

RECOMMND

Within 50 feet of the boundaries of P-33-002007 & P-33-0023956 and in the areas of P-33-002039 and P-33-23952, any grading shall be conducted using controlled grading techniques. Large indiscriminate grading equipment shall not be used, and the controlled grading technique shall be reviewed by the County and Native American monitor to ensure that the grading effort in these areas are conducted in a manner that enhances the identification of and minimizes damage to any unknown subsurface cultural resources.

60.PLANNING. 40 MAP- MM 4.6-8

RECOMMND

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

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60.PLANNING. 40

MAP- MM 4.6-8 (cont.)

RECOMMND

be developed with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall curate at the Western Science Center.

60.PLANNING. 41

MAP- MM 4.6-9

RECOMMND

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

60.PLANNING. 42

MAP- MM 4.6-10

RECOMMND

In the event that cultural resources are inadvertently unearthed during earth-moving activities for the Project, all earth-disturbing activities within a 100-foot radius of the area of discovery shall cease. The project archaeologist, in consultation with the Native American monitor, shall evaluate the significance of the find and determine appropriate avoidance and/or mitigation. If avoidance of the resources is determined not to be feasible by the County, in consultation with Native American

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60.PLANNING. 42

MAP- MM 4.6-10 (cont.)

RECOMMND

monitor, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and which shall take in to account tribal preferences and sensitivity concerns. After the find has been appropriately avoided or mitigated and cleared by the County, the Project cultural resources professional and, the Native American monitor, work in the area may resume. Pursuant to California Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and tribal cultural resources. If the developer/permit holder, the Project archaeologist and the Native American monitor cannot agree on the significance of or the avoidance or mitigation for such resources, these issues will be presented to the County of Riverside for decision. The County of Riverside shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources and shall take into account the religious beliefs, customs, and practices of the appropriate Native American tribe. Notwithstanding any other rights available under the law, the decision of the County of Riverside shall be appealable to the Planning Commission and/or Board of Supervisors.

60.PLANNING. 43

MAP- MM 4.6-1 (2)

RECOMMND

The property surrounding Site 33-002007 shall be avoided and preserved in perpetuity by the Valley Wide Recreation and Park District (VWRPD) or through arrangement with a Native American tribe. This site shall be protected by a fence and maintained as part of the community park that will be constructed by the proposed project. In consultation with Native American tribal representatives, a plaque or kiosk explaining the significance of the Native American archaeological resources at this site shall be developed, installed and maintained at this site. The site shall be protected from future trespass but shall be accessible to any Native American or professional archaeologist for future study with approval of the participating Native American tribal representatives.

This mitigation measure is repeated in the 90 series.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

MAP-CREDIT/REIMBURSEMENT 4 IMP

RECOMMND

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

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

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

60.TRANS. 2

MAP - SUBMIT GRADING PLAN

RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 3

MAP - TRANSPORTATION BENEFIT

RECOMMND

Prior to issuance of a grading permit, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Transportation Department

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60.TRANS. 3                      MAP - TRANSPORTATION BENEFIT (cont.)                      RECOMMND

in the amount of \$2,000 per unit. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).

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

60.TRANS. 4                      MAP - CONSTRUCTION MIT MEASURE                      RECOMMND

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

Per MM 4.9-6, to the extent that construction activities must occur within adjacent on-site and off-site roadway rights-of-way, a Traffic Management Plan, prepared for construction activities, shall provide adequate emergency access to all parcels of land at all times, and shall include measures to ensure that during an evacuation, the right-of-way is accessible for this purpose. Adequate emergency access is defined as access by any emergency personnel to any occupied parcel at all times during construction activities. Prior to grading permit issuance, the County shall verify and approve the construction Traffic Management Plan incorporates adequate measures to ensure emergency access and availability of adjacent on-site and off-site roadways should an evacuation be needed.

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

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

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

70.PLANNING. 2 MAP - PALEO MONITORING REPORT

RECOMMND

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

70.PLANNING. 4 MAP - PHASE IV REPORT

RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 4                    MAP - PHASE IV REPORT (cont.)                    RECOMMND

such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition

70.PLANNING. 5                    MAP - CURATION AGREEMENT                    RECOMMND

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

70.PLANNING. 43                    MAP- MM 4.6-11                    RECOMMND

A Phase IV Monitoring Report, prepared by the Project archaeologist, that complies with the Riverside County Planning Department's requirements for such reports shall be submitted to the County Archaeologist documenting monitoring activities conducted by the Qualified Archaeologist and Native American monitor within 60 days of completion of grading. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. This report shall document the impacts to the known resources on the property; describe how each mitigation measure pertaining to the four sites on the property was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 43 MAP- MM 4.6-11 (cont.)

RECOMMND

required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from each archaeological and Native American monitor. All reports produced will be submitted to the County of Riverside, Eastern Information Center and the appropriate Native American tribe.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT

RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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



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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                      MAP - ROUGH GRADE APPROVAL (cont.)                      RECOMMND

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

EPD DEPARTMENT

80.EPD. 2                              MAP - PERMANENT FENCE INSTALL                              RECOMMND

Prior to the issuance of a building permit, all biologically sensitive areas will be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

80.EPD. 3                              MAP - MSHCP UWIG                              RECOMMND

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

\*Drainage

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

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80.EPD. 3

MAP - MSHCP UWIG (cont.)

RECOMMND

accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

\*Toxics

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

\*Lighting

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

\*Noise

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

\*Invasives

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 3                      MAP - MSHCP UWIG (cont.) (cont.)                      RECOMMND

\*Barriers

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

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

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

FIRE DEPARTMENT

80.FIRE. 1                      MAP-#50C-TRACT WATER VERIFICA                      RECOMMND

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.

80.FIRE. 2                      MAP-RESIDENTIAL FIRE SPRINKLER                      RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

FLOOD RI DEPARTMENT

80.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation

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80.FLOOD RI. 2                    MAP SUBMIT PLANS (cont.)                    RECOMMND

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.

80.FLOOD RI. 3                    MAP ADP FEES                    RECOMMND

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

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

80.FLOOD RI. 4                    MAP SUBMIT FINAL WQMP                    RECOMMND

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

80.FLOOD RI. 5                    MAP ZONE 7 PRESENT WORTH MAINT                    RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1                    MAP - ROOF MOUNTED EQUIPMENT                    RECOMMND

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

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80.PLANNING. 1            MAP - ROOF MOUNTED EQUIPMENT (cont.)            RECOMMND

Planning Department approval.

80.PLANNING. 2            MAP - UNDERGROUND UTILITIES            RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6            MAP - CONFORM FINAL SITE PLAN            RECOMMND

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.

80.PLANNING. 9            MAP - ACOUSTICAL STUDY            RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 11           MAP - SCHOOL MITIGATION            RECOMMND

Impacts to the Menifee Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12           MAP - FEE BALANCE            RECOMMND

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.PLANNING. 14

MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

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

80.PLANNING. 15

MAP - MODEL HOME COMPLEX

RECOMMND

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.

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80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

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 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.

80.PLANNING. 16 MAP - BUILDING SEPARATION 2

RECOMMND

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.

80.PLANNING. 17 MAP - FINAL SITE PLAN

RECOMMND

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

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80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.)

RECOMMND

Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines and the approved DESIGN MANUAL.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential



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80.PLANNING. 17                    MAP - FINAL SITE PLAN (cont.) (cont.)                    RECOMMND

structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

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

80.PLANNING. 18                    MAP - Walls/Fencing Plans                    RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, the DESIGN MANUAL, and the TENTATIVE MAP conditions of approval.

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

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

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

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80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.)

RECOMMND

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. Corner lots shall be constructed with wrap-around decorative block wall returns.

F. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

G. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 19 MAP - MM 4.3-1

RECOMMND

Per MM 4.3-1, prior to the sale of any specific residential lots, the future developer shall compile an education pamphlet that will be provided to all individuals that purchase property within the project area. This pamphlet shall describe potential effects of living or working adjacent to existing agricultural operations and shall provide general guidance for management of human and domestic pet control to minimize the potential for trespass on adjacent agricultural lands. This pamphlet shall be reviewed and approved by the Riverside County Agricultural Commissioner prior to issuance of building permits.

80.PLANNING. 20 MAP - MM 4.4-19

RECOMMND

Per MM 4.4-19, prior to the issuance of building permits, the Project proponent shall submit energy usage calculations to the Planning Division showing that the Project is designed to achieve 20% efficiency beyond the

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80.PLANNING. 20 MAP - MM 4.4-19 (cont.)

RECOMMND

incumbent California Building Code Title 24 requirements. Examples of measures that reduce energy consumption include, but are not limited to, the following (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that reduce energy consumption also are acceptable):

1. Increase in insulation such that heat transfer and thermal bridging is minimized;
2. Limit air leakage through the structure and/or within the heating and cooling distribution system;
3. Use of energy-efficient space heating and cooling equipment;
4. Installation of electrical hook-ups at loading dock areas;
5. Installation of dual-paned or other energy efficient windows;
6. Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;
7. Installation of automatic devices to turn off lights where they are not needed;
8. Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings;
9. Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors;
10. Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and
11. Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.

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80.PLANNING. 22            MAP - MM 4.4-20            RECOMMND

Per MM 4.4-20, to reduce energy demand associated with potable water conveyance, the Project shall be designed to comply with the mandatory reductions in indoor water usage contained in the incumbent CalGreen Code and the mandated reduction in outdoor water usage contained in the County's water efficient landscape requirements. Additionally, the Project shall implement the following:

1. Landscaping palette emphasizing drought tolerant plants;
2. Use of water-efficient irrigation techniques; and
3. U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.

80.PLANNING. 23            MAP - MM 4.4-23            RECOMMND

Per MM 4.4-23, the applicant shall plant shade trees in parking areas to provide minimum 50% cover to reduce evaporative emissions from parked vehicles.

80.PLANNING. 24            MAP - MM 4.4-24            RECOMMND

Per MM 4.4-24, the applicant shall plant at least 50 percent low-ozone forming potential (Low-OFP) trees and shrubs, preferably native, drought-resistant species, to meet city/county landscaping requirements.

80.PLANNING. 25            MAP - MM 4.6-2            RECOMMND

Sites P-33-002039 and 33-023952 cannot be avoided through Project design. Prior to any ground disturbance in these areas, the Project Supervisor, Project Archaeologist and the Native American monitor shall meet onsite to determine the strategy for relocating the features to a permanent open space area predetermined and designated on a confidential map required in the Preservation Plan (Mitigation Measure 4.6-3). Before construction activities are allowed to start, any visible artifacts shall be recovered and recorded using professional archaeological methods. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature.

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80.PLANNING. 26 MAP - MM 4.13-17

RECOMMND

Per MM 4.13-17, the final noise study shall finalize the mitigation measures proposed in the preliminary noise study using the precise grading plans and actual building design specifications. The final noise study shall include additional mitigation, if necessary, to meet the County of Riverside 45 dBA CNEL interior noise level performance standard.

80.PLANNING. 27 MAP - MM 4.18.1-1

RECOMMND

Per MM 4.18.1-1, the following water consumption reduction measures shall be implemented by the proposed project.

Ultra-Low-Flush Toilets (ULFT): More than 15,700 ULFTs have been installed in residential homes.

Residential High- Efficiency Clothes Washers (HECW): More than 1,000 HECW units have been installed. They use 40 percent less water and require 55 percent less energy.

Water-saving showerhead program: Customers are using more than 25,500 low-flow showerheads and water use efficiency kits handed out at headquarters and community outreach.

California Friendly Model Home Program: This offers financial incentives for builders to install water efficient landscaping, fixtures and appliances in new model homes, demonstrating significant water savings for homeowners.

80.PLANNING. 28 MAP - MM 4.18.3-2

RECOMMND

Per MM 4.18.3-2, to assure compliance with the California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials at specific types of development, prior to issuance of Building Permits the applicant shall submit a Recyclable Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to the Department's Design Guideline for Recyclable Collection and Loading Areas to verify compliance with AB 1327 requirements to recycling access areas. Recyclables Collection and Loading Area shall be installed prior to final building inspections in compliance with the approved and stamped

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80.PLANNING. 28            MAP - MM 4.18.3-2 (cont.)            RECOMMND  
plot plan.

TRANS DEPARTMENT

80.TRANS. 1            MAP - ANNEX L&LMD/OTHER DIST            RECOMMND

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

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located at the intersection of Leon Road at Scott Road.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

80.TRANS. 2            MAP - R & B B D            RECOMMND

Prior to the time of issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Scott Road and Bridge Benefit District.

NOTE: The project gross acreage is 170.8 acres.

This condition shall not be deferred to occupancy permit.

WASTE DEPARTMENT

80.WASTE. 1            MAP - WASTE RECYCLE PLAN (WRP)            RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County

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80.WASTE. 1                    MAP - WASTE RECYCLE PLAN (WRP) (cont.)                    RECOMMND

Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1                    BP - MSHCP FEE/ORDS 810 & 875                    INEFFECT

Prior to the final inspection, applicants are required to pay the Riverside County Multiple Species Habitat Conservation Plan fees required by either Ordinance 810, Western MSHCP or Ordinance 875, Coachella Valley MSHCP.

BS GRADE DEPARTMENT

90.BS GRADE. 1                    MAP - WQMP BMP INSPECTION                    RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2                    MAP - WQMP BMP CERT REQ'D                    RECOMMND

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

90.BS GRADE. 3                    MAP - BMP GPS COORDINATES                    RECOMMND

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

90.BS GRADE. 4                    MAP - WQMP BMP REGISTRATION                    RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5                    MAP - REQ'D GRDG INSP'S                    RECOMMND

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

1.Precise grade inspection.

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

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

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

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs



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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

MAP - PRECISE GRDG APPROVAL

RECOMMND

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

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

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

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

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

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

90.BS GRADE. 8

MAP - WQMP ANNUAL INSP FEE

RECOMMND

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2

MAP BMP - EDUCATION

RECOMMND

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

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90.FLOOD RI. 2

MAP BMP - EDUCATION (cont.)

RECOMMND

Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK 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.

90.FLOOD RI. 3

MAP IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 4

MAP FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any residential lot exceeding the 80% of the total recorded residential lots within the map or phase within the recorded map prior to the District's acceptance of the drainage system for operation and maintenance.

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PLANNING DEPARTMENT

90.PLANNING. 1                   MAP - BLOCK WALL ANTIGRAFFITI                   RECOMMND

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

90.PLANNING. 3                   MAP - QUIMBY FEES (2)                   RECOMMND

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

90.PLANNING. 4                   MAP - CONCRETE DRIVEWAYS                   RECOMMND

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

90.PLANNING. 5                   MAP - FENCING COMPLIANCE                   RECOMMND

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

90.PLANNING. 10                  MAP - SKR FEE CONDITION                   RECOMMND

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 170 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised

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90.PLANNING. 10           MAP - SKR FEE CONDITION (cont.)           RECOMMND

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.

90.PLANNING. 11           MAP - MITIGATION MONITORING           RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Impact Report No. 542.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 12           MAP- ROLL-UP GARAGE DOORS           RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13           MAP - MM 4.4-29           RECOMMND

Per MM 4.4-29, the applicant shall provide a brochure to future residents displaying transportation information in a prominent area accessible to residents and a kiosk at park locations.

90.PLANNING. 14           MAP - MM 4.6-1           RECOMMND

Tribal Cultural Resources P-33-002007 and P-33-023956 shall be avoided and preserved as depicted in the confidential map required in the Preservation Plan (Mitigation Measure 4.6-3) in perpetuity by the Valley Wide Recreation and Park District (VWRPD) or an HOA or through arrangement with the appropriate Native American tribe. No grading or earthmoving shall occur to damage either site, other than the agreed upon impacts to Features in P-33-002007.

Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of P-33-002007 and P-33-023956 during any grading activities within one

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90.PLANNING. 14 MAP - MM 4.6-1 (cont.)

RECOMMND

hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist and the Native American monitor. The fence shall be installed under the supervision of the County approved archaeologist and the Native American monitor prior to commencement of grading or brushing and be removed only after all grading and construction activities have been completed. The temporary fencing plan shall include the following requirements:

- 1) Provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:
  - a. In the event that construction activities are to take place within 100 feet of sites P-33-002007 and P-33-023956, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist, in consultation with the Native American monitor, that consists of the following:
    - b. The site boundaries shall be identified.
    - c. An adequate buffer for the protection of the sites in consultation with the County archaeologist shall be determined.
    - d. Upon approval of buffers, install fencing under the supervision of the project archaeologist and the Native American monitor.
    - e. Submit to the Planning Department for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the sites P-33-002007 and P-33-023956.
    - f. Fencing will be removed after the conclusion of grading and construction activities and will be monitored by the project archaeologist and Native American monitor.

After mass grading of the project site has been completed, the site shall be avoided and preserved in perpetuity by the Valley Wide Recreation and Park District (VWRPD), or an HOA or the appropriate Native American Tribe or appropriate agency as part of the community park that will be constructed by the proposed Project. Future access to the site will be addressed in the Preservation Plan required in Mitigation Measure 4.6-3. Permanent fencing, if deemed appropriate, will be determined prior to ground disturbance as part of the Preservation Plan. If a fence is not

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90.PLANNING. 14            MAP - MM 4.6-1 (cont.) (cont.)            RECOMMND

feasible, as determined by the developer in consultation with the appropriate Native American Tribe, an alternative means of controlling access shall be identified at the County's discretion.

90.PLANNING. 15            MAP - MM 4.9-3            RECOMMND

Per MM 4.9-3, prior to issuance of occupancy permits, an information brochure shall be prepared and approved by the Riverside County Environmental Health Department and provided to all home purchasers prior to the close of escrow that informs all purchasers of homes within this development of the system for disposal of household hazardous wastes and the prohibition against disposal of such materials in the municipal solid waste collection system that serves the subdivision. This brochure shall also provide residents with an outline of a neighborhood plan to support self-sufficiency in an emergency. This will include how to establish a volunteer fire response team to support the local fire and emergency responders to manage small fires and identification of local residents with emergency response skills (medical personnel or individuals certified to perform first aid or CPR.

90.PLANNING. 16            MAP - MM 4.10-4            RECOMMND

Per MM 4.10-4, a bioremediation basin management plan for maintenance operations and water quality shall be submitted to the County for review and approval. This plan shall protect human health and safety related to water quality issues, vectors and odors within the basins. Compliance with this measure shall be measured by prevention of anaerobic decomposition of organic matter for odors and control of vector habitat to prevent vector growth and dispersal.

90.PLANNING. 17            MAP - MM 4.11-1            RECOMMND

Per MM 4.11-1, to offset project trips that are forecast to utilize the Highway 79 corridor, the developer shall pay a project specific fee of \$295,189 prior to issuance of any occupancy permits for the project. If the Highway 79 policy is rescinded prior to project implementation, this requirement need not be fulfilled. If the County establishes a new fee policy for the Highway 79 Policy Area, this measure will be superseded and the developer

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90.PLANNING. 17 MAP - MM 4.11-1 (cont.)

RECOMMND

shall pay the new fee in the time and manner identified in the new fee policy.

90.PLANNING. 18 MAP - MM 4.13-15

RECOMMND

Per MM 4.13-15, the recommended noise control barriers shall be constructed as shown on Figures 4.13-6 and 4.13-7 and described in Table 4.13-14 so that the top of each wall and wall and berm extends to the recommended height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the barrier shall extend to the recommended height above the highest point between the residential home and the road. The barriers shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The noise barrier may be constructed using one of the following materials:

1. Masonry block
2. Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot
3. Glass (1/4 inch thick) or other transparent material with sufficient weight per square foot
4. Earthen berm
5. Any combination of these construction materials

The barrier must present a solid face from top to bottom. Unneces-sary openings or decorative cutouts should not be made. All gaps (except for weep holes) should be filled with grout or caulking.

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

90.PLANNING. 19 MAP - MM 4.17-2

RECOMMND

Per MM 4.17-2, the recommended site access driveway improvements for the Project are described below and shall be implemented prior to issuance of any occupancy permits for any residences in TR No. 36785 by the County. Figure 4.17-49 illustrates the on-site and site adjacent recommended intersection lane improvements for Phase 1

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90.PLANNING. 19 MAP - MM 4.17-2 (cont.)

RECOMMND

(2017) and Figure 4.17-50 illustrates the on-site and site adjacent recommended intersection lane improvements for Phase 2 (2019) (Project buildout). Construction of on-site and site adjacent improvements are required to occur in conjunction with adjacent Project development activity or as needed for Project access purposes and as determined by the County.

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

Phase 1 (2017)

El Centro Lane / Driveway 1 - Install a stop control on the westbound approach and construct the intersection with the following geometrics:

Northbound Approach: One shared through-right turn lane.

Southbound Approach: One shared left-through lane.

Eastbound Approach: N/A

Westbound Approach: One shared left-right turn lane.

El Centro Lane / Gardner Lane/Driveway2 - Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics:

Northbound Approach: One shared left-through-right turn lane.

Southbound Approach: One shared left-through-right turn lane.

Eastbound Approach: One shared left-through-right turn lane.

Westbound Approach: One shared left-through-right turn lane.

El Centro Lane / Wickerd Road - Install a stop control on the southbound approach and construct the intersection with the following geometrics:

Northbound Approach: N/A

Southbound Approach: One shared left-right turn lane.

Eastbound Approach: One shared left-through lane.



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90.PLANNING. 19

MAP - MM 4.17-2 (cont.) (cont.)

RECOMMND

Westbound Approach: One shared through-right turn lane.

La Ventana Road / Driveway 2 - Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics:

Northbound Approach: One shared left-through-right turn lane.

Southbound Approach: One shared left-through-right turn lane.

Eastbound Approach: One shared left-through-right turn lane.

Westbound Approach: One shared left-through-right turn lane.

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

Northbound Approach: N/A

Southbound Approach: One shared left-right turn lane.

Eastbound Approach: One shared left-through lane.

Westbound Approach: One shared through-right turn lane.

Phase 2 (2019)

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

Northbound Approach: One shared left-right turn lane.

Southbound Approach: N/A

Eastbound Approach: One shared through-right turn lane.

Westbound Approach: One shared left-through lane.

La Ventana Road / Garbani Road - Install a traffic signal and construct the intersection with the following geometrics:

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

Southbound Approach: One left turn lane and one shared through-right turn lane.

Eastbound Approach: One left turn lane and one shared through-right turn lane.

Westbound Approach: One left turn lane and one shared through-right turn lane.

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

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90.PLANNING. 19

MAP - MM 4.17-2 (cont.) (cont.) (cont.)

RECOMMND

La Ventana Road / Driveway 3 - Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics:

Northbound Approach: One shared left-through-right turn lane.

Southbound Approach: One shared left-through-right turn lane.

Eastbound Approach: One shared left-through-right turn lane.

Westbound Approach: One shared left-through-right turn lane.

La Ventana Road / Driveway 4 - Install a stop control on the westbound approach and construct the intersection with the following geometrics:

Northbound Approach: One shared through-right turn lane.

Southbound Approach: One shared left-through lane.

Eastbound Approach: N/A

Westbound Approach: One shared left-right turn lane.

Brandon Lane / Garbani Road - Install a stop control on the northbound and construct the intersection with the following geometrics:

Northbound Approach: One shared left-right turn lane.

Southbound Approach: N/A

Eastbound Approach: One shared through-right turn lane.

Westbound Approach: One shared left-through lane.

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

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

90.PLANNING. 20

MAP - MM 4.17-3

RECOMMND

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

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90.PLANNING. 20 MAP - MM 4.17-3 (cont.)

RECOMMND

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

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

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

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

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

As noted previously, the improvements shown for the I-215 South-bound Ramps at Scott Road are a subset of the proposed interchange improvements. Pursuant to the County's traffic study guidelines, the improvements necessary to maintain acceptable peak hour operations have

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90.PLANNING. 20                    MAP - MM 4.17-3 (cont.) (cont.)                    RECOMMND

been identified; however, it is unlikely these improvements would be implemented independently outside of the interchange project.

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

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

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

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

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

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

90.PLANNING. 21                    MAP - MM 4.17-4                    RECOMMND

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

Improvement strategies have been recommended at

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90.PLANNING. 21

MAP - MM 4.17-4 (cont.)

RECOMMND

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

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

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

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

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

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

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90.PLANNING. 21

MAP - MM 4.17-4 (cont.) (cont.)

RECOMMND

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

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

Recommended Improvement - Menifee Road / Newport Road (#12)  
oAdd overlap phasing on the northbound right turn lane (required for Existing conditions)

oAdd a 2nd eastbound left turn lane (required for Existing conditions)

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

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

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

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

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90.PLANNING. 22            MAP - MM 4.17-5

RECOMMND

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

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

90.PLANNING. 23            MAP - MM 4.17-6

RECOMMND

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

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

90.PLANNING. 24            MAP - MM 4.17-7

RECOMMND

Per MM 4.17-7, the project developer and the school district shall enter into discussions with the Riverside Transit Authority (RTA) about rerouting the existing bus service to extend service from the intersection of Meniffee Road/Scott Road east to Leon; thence north to the intersection of Wickerd and Leon; then back west to the intersection of Wickerd and Briggs; and finally back south along Briggs to Scott Road. This effort shall begin after completion of Phase 1 and prior to implementation of Phase 2 of the proposed project.

90.PLANNING. 25            MAP - MM 4.17-1

RECOMMND

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

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90.PLANNING. 25                   MAP - MM 4.17-1 (cont.)

RECOMMND

improvements are shown in Figure 4.17-23 and consist of the following:

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

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

90.PLANNING. 26                   MAP - RCA BENEFIT

RECOMMND

PRIOR TO THE FINAL BUILDING PERMIT INSPECTION of each unit, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Riverside Conservation Authority in the amount of \$1,460 per unit. This contribution is an extraordinary benefit of the project intended to provide funds for the acquisition of additional open space, to achieve the goals of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).

90.PLANNING. 27                   MAP- RCA BENEFIT

RECOMMND

PRIOR TO THE FINAL BUILDING PERMIT INSPECTION of each unit, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Riverside Conservation Authority in the amount of \$1,460 per unit. This contribution is an extraordinary benefit of the project intended to provide funds for the acquisition of additional open space, to achieve the goals of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).



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TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

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.

90.TRANS. 2 MAP - STREETLIGHTS INSTALL

RECOMMND

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).

90.TRANS. 3 MAP - UTILITY INSTALL

RECOMMND

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.

90.TRANS. 4 MAP - R & B B D

RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone A of the Scott Road and Bridge Benefit District.

NOTE: The project gross acreage is 170.8 acres.

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90.TRANS. 5

MAP - 80% COMPLETION

RECOMMND

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

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

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90.TRANS. 5                      MAP - 80% COMPLETION (cont.)                      RECOMMND

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.

90.TRANS. 6                      MAP - LANDSCAPING                      RECOMMND

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

90.TRANS. 7                      MAP - TS/INSTALLATION                      RECOMMND

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

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

Leon Road (NS) at Scott Road (EW)

The project proponent may pay cash-in-lieu of improvements. The cash-in-lieu amount shall be 33% of the total cost to design and construct the traffic signal, including associated street improvements, survey, and inspection. No fee credit will be given if cash-in-lieu is paid.

or as approved by the Transportation Department.

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

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

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WASTE DEPARTMENT

90.WASTE. 1

MAP - WASTE REPORTING FORM

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1

MAP - TRAIL/PARK PLANS

RECOMMND

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

100.PLANNING. 2

MAP - TRAIL/PARK MAINTENANCE M

RECOMMND

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

100.PLANNING. 3

MAP - VETERANS PARK CONST

RECOMMND

Prior to the issuance of the 261st building permit, the applicant shall have completed construction of the approximately 15.4 acre Veterans Park located on Lot NN and have scheduled an inspection with Valley Wide Recreation and Parks District for its approval of the completed work. Additionally, the ball fields provided within the park shall provide lighting for nighttime use, subject to the approval by Valley Wide Recreation and

06/09/16  
15:03

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 142

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3           MAP - VETERANS PARK CONST (cont.)           RECOMMND

Parks District. Lighting shall comply with Ordinance No. 655 requirements.

100.PLANNING. 4           MAP - LOT S PARK CONSTRUCTION           RECOMMND

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

100.PLANNING. 5           MAP - LOT AA PARK CONSTRUCTION           RECOMMND

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

100.PLANNING. 6           MAP - LOT K PARK CONSTRUCTION           RECOMMND

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

100.PLANNING. 7           MAP - LOT N PARK CONSTRUCTION           RECOMMND

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

100.PLANNING. 8           MAP - LOT HH PARK CONSTRUCTION           RECOMMND

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

**Notice of Opposition to General Plan Amendment NO. 1129**

NOTICE OF OPPOSITION TO GPA 1129

As a property owner in the area I hereby request that the pending application mentioned be denied on the following grounds:

The high density homes created as a result of this amendment would dramatically increase traffic fatalities.

The picture below is on Leon road approximately a half mile north of the intersection of Scott/Leon. You can see the speed limit sign is 50 miles per hour and approximately 50 feet beyond this sign in the background is a 35 MPH sign for cars to slow due to all of the rural homes in this area including the one on my street.

We have had a number of traffic fatalities in this stretch of road as cars are NOT slowing down as they enter this rural area heading south on Leon from Temecula. Accidents and traffic fatalities will, without a doubt, continue to increase if this plan is approved and the number of vehicles travelling south on Leon toward Scott dramatically increases.

As a resident of the area for the last 43 years I have personally seen surrounding communities in this area destroyed from not ensuring rural areas are made a priority in the community. PLEASE do not Menifee become another one of these communities.

If at possible please include my comments in the public record.

Brian Bovee

951.746.7085



**PETITION IN SUPPORT OF THE  
LA VENTANA PROJECT, VETERANS PARK AT LA VENTANA,  
& THE NEW MENIFEE HIGH SCHOOL**

I sign this petition in support of the La Ventana Community Project, which has contributed two million dollars to the Scotts Road Freeway Expansion and is building a state of the art environmentally conscious community. I support the Veterans Park at La Ventana which will be home to a special needs playground for all children but will focus on special needs. It will also have a memorial for veterans, veteran sports leagues, streets will be named after fallen military heroes, and will be ADA & Disabled Veteran accessible. I support the development of the new high school in Menifee which will allow local students to stay in the area.

NAME PRINTED	ADDRESS	SIGNATURE
Alex Ramirez	26676 RIM CREEK PATH, MENIFEE	
Anthony Rice	31750 Scott Rd Winchester Ca	
Cassandra Rice	31750 Scott rd winchester	
Tony Gomez	27629 Amberwalks St Murrieta	
Isabel Sanchez	24291 Mint Ave Murrieta	
Ada Pozo	29157 AZARA St. MURRIETA	
James Gilbert	32778 Kendal Ct Menifee	
John Gomez	122818 Haversham Ct MENIFEE	
VERONICA DIAZ	32875 Gough St Winchester	
Debbie James	33160 Finch St Winchester	
TONY JAMES	" " "	
LOUIS ABELIS	83210 FINCH ST WINCHESTER	
SEAN SCLAWY	33613 MARIGOLD LN MUR.	
Shane Richard	33594 Iris Lane murrieta	
Jenny Miller	33637 Marigold Murrieta	
Juan Diaz	15738 Belleza Creek, Moreno Valley	
Hidrazena Gomez	12364 Brewster Dr. Moreno Valley 92553	
Brian Aguilar	1847 Boulder St 92555	
Cristina	12150 pigeon pass rd	
Ricardo Perez	21190 Olivest.	

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NAME PRINTED	ADDRESS	SIGNATURE
Dolores Samaniego	7667 Rainbow Creek Path	
Reuben Lopez	<del>22273</del> same	
Johan Cisneros	1738 Remy Street	
Alex Montano	1738 Remy street	alex
Alejandra Delgado	1468 8 Street	alejandra
Shawn Lewis	22273 Rainbow Creek	
LUKE KUMAR	47738 Claremar Dr	
JOHN CENA	57148 Bearberry	
WBB WERSHIP	423778 Bear Dr	
Mavi Brot	28956 Towngate	
Jay Rock	77852 IDE inc	
Tony Parker	25105 SEK Dr	
Esperanza Martinez	24250 Trinitas Ave	
Monica Lopez	17862 Laurel Dr	
Susuki Uchida	00666 The Hidden Leaf	
Ramona Segovia	25731 Alessandro Blvd Florencia Valley 92531	Ramona Segovia
Maria Domercq	2573 Alessandro Blvd Florencia Valley CA 92531	



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NAME PRINTED	ADDRESS	SIGNATURE
Alex Casarez	26676 RIM CREEK DR. MENIFEE	
Anthony Rice	31750 Scott Rd Winchester Ca	
Cassandra Rice	31750 Scott rd winchester	
Tony Gomez	27629 Amberwalke St Murrieta	
Isabel Sanchez	24251 Mint Ave Murrieta	
Ada Pozo	29157 Azara St Murrieta	
James Gilbert	32778 Kendal Ct Menifee	
John Guera	42818 Haversham Ct Menifee	
VERONICA DIAZ	32835 Cough St Winchester	
Debbie James	33160 Finch St Winchester	
TONY JAMES	" " "	
LOUIE ABELAS	33240 FINCH ST WINCHESTER	
SEAN SCLAWY	33613 MARIGOLD LN MURR.	
Shane Richard	33594 Iris Lane Murrieta	
Jenny Miller	33637 Marigold Murrieta	
Jason Diaz	15738 Belleza Circle, Moreno Valley	
Hidrazena Camier	17364 Brewster Dr Moreno Valley 92555	
Brian Aguilar	1847 Boulder St 92555	
Cristina	12150 Pigeon Pass Rd	
Rigoberto Perez	21290 Olivest	

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NAME PRINTED	ADDRESS	SIGNATURE
Alberto Ybarra	28272 Agave Way Menifee Ca 92563	<i>Alberto Ybarra</i>
Eva L. Will	28257 Agave 92563	<i>Eva L. Will</i>
Ken Gray	" " "	<i>Ken Gray</i>
Steven E. Lynn	Same	<i>Steven E. Lynn</i>
Ken E. Lynn	" "	<i>Ken E. Lynn</i>
James Train	28252 Agave Way, Menifee 92563	<i>James Train</i>
Cynthia Price	28315 Agave Way 92563	<i>Cynthia Price</i>
Brent A. Thurston	28317 Basswood Way 92563	<i>Brent A. Thurston</i>
Paula Picomand	28305 Basswood Way	<i>Paula Picomand</i>
Guillermina Rodriguez	28271 Basswood Way	<i>Guillermina Rodriguez</i>
Andre J. Dinsberger	33871 Caraway Pl. Menifee 92563	<i>Andre J. Dinsberger</i>
Scott Jackson	33847 Caraway Pl 92563	<i>Scott Jackson</i>
Archie A. Escher	33859 Caraway Pl 92563	<i>Archie A. Escher</i>
Heaven Boone	33877 Bregonia Pl 92563	<i>Heaven Boone</i>
Heaven Boone	" " " "	<i>Heaven Boone</i>
Maria C. Binuya	28214 Basswood Way	<i>Maria C. Binuya</i>
Ken Smith	28202 Basswood Way	<i>Ken Smith</i>
Harry Smith	Same	<i>Harry Smith</i>
Michael Price	28721 Basswood Way Menifee 92563	<i>Michael Price</i>
George J. Jackson	33847 Basswood Way	<i>George J. Jackson</i>

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NAME PRINTED	ADDRESS	SIGNATURE
Aaron Sandberg		#1601 Aaron Sandberg
Gina Sanchez		#1601 Gina Sanchez
Maria Sanchez		#1601 Maria Sanchez
BRANDON WOOD		#1609 Brandon Wood
ASA WOOD		#1607 Asa Wood
		#1631 Doreen Via
Melissa Sanders		#1660 Melissa Sanders
Zack Fraizer		#1670 Zack Fraizer
Lenni Hernandez	33600 Mapleton Ave 2023 92588 <small>Murrieta</small>	Lenni Hernandez
John Hicks	33600 mapleton ave #2111	John Hicks
Carla Brill	33600 Mapleton #2212	Carla Brill
Ruby White	#2211	Ruby White
Pete W O'Brien		#2213 <del>Pete W O'Brien</del>
Shannon Charte	Apt 1223	Shannon Charte
RANDALL KAHNG		#1712 RANDALL KAHNG
JOSEPH D TRUJILLO	33770 WILLOW HAVEN LANE #101 MURRIETA CA 92563	Joseph D Trujillo
EVERALDO VILLAREAL	SAME #102	EVERALDO VILLAREAL
Cynthia Monty	28748 Agave Way (Murrieta 92583)	Cynthia Monty
Catalina Villanueva	" " " " "	<del>Catalina Villanueva</del>
Armando Villanueva	la misma	Armando Villanueva

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NAME PRINTED	ADDRESS		SIGNATURE
Bob Webster	2366 FORTY EIGHT AVENUE MIRALTA CA 92563	#141	
Kevin Grier		#148	
Jane Petty		#180	Jane Petty
Sara Lee Davis		#151	Sara Lee Davis
FRANSICO MARTINEZ		#153	
Heather Teller-Smith		#155	Heather Teller-Smith
Laura Irving		#156	
JOHN KEENS		#172	
Carlos Gomes		#177	Carlos Gomes
Pedro Gomes		#177	Pedro Gomes
Marta Gomes		#177	
Marya Moore		#188	Marya Moore
Kevin Thompson		#189	Kevin Thompson
Nicole Wilson		#202	Nicole Wilson
Phillip Wilson		#202	Phillip Wilson
Dave Wilson		#202	Dave Wilson
Liz Russell		#250	Liz Russell
Finger Metz		#258	Finger Metz
Adam Mora		#300	Adam Mora
Tito Perez		#304	Tito Perez





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NAME PRINTED	ADDRESS	SIGNATURE
Jeremy Pambey	21666 Greenway Rd	[Signature]
Joselyn Lopez	19157 Lopez Ridge Dr	[Signature]
Paula Ajala	34231 Aurora Ct	Paula Ajala
Michael Clayton	25915 Trade Winds Dr	Michael Clayton
Angela Webb	27811 Wakeham Dr	Angela Webb
Cora Gomez	35250 Angel Falls Dr	Cora Gomez
Gabriel Gomez	" "	[Signature]
Sharon Turville	26289 Saybrook Rd	Sharon Turville
Janille Plattmiller	26750 Murhika Rd #65	Janille Plattmiller
Whitney Kennedy	" "	Whitney Kennedy
Jose Gomez	23755 La Brea Ln	[Signature]
Dulcinea Estrada	33883 Vinca Ln	[Signature]
Carol Lethin	35231 Homestead Ln	[Signature]
Kelly Maxwell	28802 First Star Ct	Kelly Maxwell
Kimberlee Slocum	31414 Sherman Rd	Kimberlee Slocum
Janette Gonzalez	28594 Broadstone Wy	[Signature]
Rhonda Gauthier	21124 Silvio Dr menifee CA 92581	Rhonda Gauthier
Wendy Lisa	21124 Silvio Dr menifee CA 92581	[Signature]
Rosa Cruz	12472 Serenity Rd Perris	Rosa Cruz
[Signature]	1109 [unclear] Perris CA	[Signature]

**Notice of Opposition to General Plan Amendment NO. 1129**

NOTICE OF OPPOSITION TO GPA 1129

As a property owner in the area I hereby request that the pending application mentioned be denied on the following grounds:

The high density homes created as a result of this amendment would dramatically increase traffic fatalities.

The picture below is on Leon road approximately a half mile north of the intersection of Scott/Leon. You can see the speed limit sign is 50 miles per hour and approximately 50 feet beyond this sign in the background is a 35 MPH sign for cars to slow due to all of the rural homes in this area including the one on my street.

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If at possible please include my comments in the public record.

Brian Bovee

951.746.7085





# AFFIDAVIT OF POSTING



GPA-1129

**This certifies that Signs By Tomorrow posted Riverside County Public Hearing sign(s) on May 17th, 2016 at the following locations:**

1. Garbani Road & Brandon Lane
2. Garbani Road & La Ventana Road
3. Garbani Road & El Centro Lane
4. Wickerd Road & El Centro
5. Garnder Lane & El Centro

By:   
Keith Randall



**PETITION IN SUPPORT OF THE  
LA VENTANA PROJECT, VETERANS PARK AT LA VENTANA,  
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Alex Ramirez	26676 RIM CREEK PATH, MENIFEE	
Anthony Rice	31750 Scott Rd Winchester Ca	
Cassandra Rice	31750 Scott rd Winchester	
Tony Gomez	27629 Amberwalke St Murrieta	
Isabel Sanchez	24251 Mint Ave Murrieta	
Ada Pozo	29157 AZARA St. MARIETTA	
James Gilbert	32778 Kendal Ct Menifee	
John Gomez	82818 Haversham St Menifee	
VERONICA DIAZ	32875 Gough St Winchester	
Debbie James	33160 Finch St Winchester	
TONY JAMES	" " "	
LOUIS ABELIS	83210 FINCH ST WINCHESTER	
SEAN SLAWY	33613 MARIGOLD LN MURR.	
Share Richard	33594 Iris Lane murrieta	
Jenny Miller	33637 Marigold Murrieta	
Jason Diaz	15738 Belliza circle, Moreno Valley	
Hilaria Gomez	12369 Brewster Dr. Moreno Valley 92555	
Brian Aguilar	1817 Boulder St AZSS	
Cristina	12150 pigeon pass rd	
Rigoberto Pineda	21190 Midwest	



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NAME PRINTED	ADDRESS	SIGNATURE
José Samaniego	7167 Rainbow Creek Path	
Roben Lopez	<del>2233</del> same	
Johan Cisneros	1738 Kerry Street	
Alex Montgomery	1738 Kerry Street	Alex
Alexandra Delgado	1468 8 Street	Alexandra
Shawn Lewis	22273 Piedmont Ln.	
LUKE KAMATHAN	47738 Claremar Dr	
JOHANNA	5714 S Gearbesty	
WEBB WERSHIP	423778 Bear Dr	
Mavi Brut	28956 Toanopate	
Jay Rock	77852 IDEinc	
Tony Parker	25105 SFK Dr	
Esperanza Martinez	24250 Verdugo Ave	
Manuel Morales	7862 Laurel V.	
CRISTINA UCHIRCA	00666 The Hidden Leaf	
RAMONA Segovia	25731 MILESIDE Way CALICOON VALLEY 92532	Ramona Segovia
Maria de Domercia	2973 Alessandro Blvd Morongo Valley CA 92553	

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NAME PRINTED	ADDRESS	SIGNATURE
Delton Samaniego	7667 Rainbow Creek Rd	
Ruben Lopez	<del>same</del> same	
Johan Cisneros	1738 Remy Street	
Alex Montgomery	1738 Remy Street	
Alejandra Dugado	1468 X Street	
Sharon Lewis	22273 Redwood Ln.	
LUKE KUMATHAN	47738 Claremar Dr	
JOHN CENA	57748 Bearberry	
LOBB WERSHIP	423778 Bear Dr	
Mavi Brut	28956 Torngate	
Jay Rock	77852 IDE Inc	
Tony Parker	25105 SEW Dr	
Lupe Williams	24258 Tralystus Ave	
Manuel Martinez	77862 Laurel Dr	
Sasuke Uchida	00666 The Hidden Leaf	
Ramona Segovia	25731 Misesado Blvd KICKS OUT UTILE 9253	
Maria Dommena	2573 Nilesandra Blvd moreno valley CA 92553	

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NAME PRINTED	ADDRESS	SIGNATURE
ALDO RAMIREZ	26676 RIM CREEK RD. MENIFEE	
Anthony Rice	31750 Scott Rd Winchester Ca	
Cassandra Rice	31750 Scott rd Winchester	
Tony Gomez	27629 Amberwalke st murrieta	
Isabel Sanchez	24251 Mint Ave murrieta	
Ada Pozo	29157 AZARA St MURRIETA	
James Gilbert	32778 Kendal Ct Menifee	
JOHN GOMES	42818 Haversham Ct MENIFEE	
VERONICA DIAZ	32875 Gough St Winchester	
Debbie James	33160 Finch St Winchester	
TONY JAMES	" " "	
LOUIE ABELES	33210 FINCH ST WINCHESTER	
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Shane Richard	33594 Iris Lane murrieta	
Jenny Miller	33637 Marigold Murrieta	
Jason Diaz	15738 Belleza circle, Moreno Valley	
Hidrazena Ramirez	12369 Beuster Dr Moreno Valley 92555	
Brian Aguilar	1847 Boulder St 92555	
Cristina	12150 pigeon pass rd	
Rigoberto Perez	21290 Olivest.	



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NAME PRINTED	ADDRESS	SIGNATURE
Alberto Ybarra	28272 Agave Way Murrieta Ca 92563	<i>Alberto Ybarra</i>
Eric L. Will	28257 Agave 92563	<i>Eric L. Will</i>
Kim Gray	" " "	<i>Kim Gray</i>
Steven C. Gray	Same	<i>Steven C. Gray</i>
K. S. Gray	" " "	<i>K. S. Gray</i>
James Train	28252 Agave Way Murrieta 92563	<i>James Train</i>
Cynthia Price	28315 Agave Way 92563	<i>Cynthia Price</i>
Brent A. Thorstein	28317 Basswood Way 92563	<i>Brent A. Thorstein</i>
Frankie Thorstein	28305 Basswood Way	<i>Frankie Thorstein</i>
Guillermina Rodriguez	28281 Basswood Way	<i>Guillermina Rodriguez</i>
Andre J. Derasberger	33871 Caraway Pl Murrieta 92563	<i>Andre J. Derasberger</i>
Scott Jackson	33847 Caraway Pl 92563	<i>Scott Jackson</i>
Aurelia A. Escobar	33859 Caraway Pl 92563	<i>Aurelia A. Escobar</i>
Jason Boone	33877 Begonia Pl 92563	<i>Jason Boone</i>
Heaven Boone	" " " "	<i>Heaven Boone</i>
Mario C. Binuya	29214 Basswood Way	<i>Mario C. Binuya</i>
Ken Smith	28202 Basswood Way	<i>Ken Smith</i>
Harry Smith	Same	<i>Harry Smith</i>
Michael Perez	28721 Basswood Way Murrieta 92563	<i>Michael Perez</i>
George J. Jackson	33847 Basswood Way	<i>George J. Jackson</i>



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NAME PRINTED	ADDRESS	SIGNATURE
Jorge Acebedo	30360 Antelope Rd # 1011 91584	Jorge Acebedo
Thomas Acebedo	" " "	Thomas Acebedo
Jesse Acebedo	" " "	Jesse Acebedo
Ken Winters	#1013	Ken Winters
Kristen Weber	#1018	Kristen Weber
Peggy Leann	1021	Peggy Leann
Andrew Baxter	#1111	Andrew Baxter
Fernando Scalin	#1117	Fernando Scalin
Sean Miller	#1118	Sean Miller
Romco Barber	#1125	Romco Barber
Jose Rebeca	#1212	Jose Rebeca
Trevor H Francis	#122	Trevor H Francis
David Jones Anderson	#124	David Jones Anderson
Zachary Andersen	same	Zachary Andersen
Brittany Tait	#124	Brittany Tait
Dick Sklena	9128	Dick Sklena
ACSA MONTANA	1312	ACSA MONTANA
MARIA MONTANO		MARIA MONTANO
Tony Gomez	#1416	Vets Rock! Tony Gomez
Michael Guajardo	1414	Michael Guajardo

## PETITION IN SUPPORT OF THE

### LA VENTANA PROJECT, VETERANS PARK AT LA VENTANA, & THE NEW MENIFEE HIGH SCHOOL

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NAME PRINTED	ADDRESS	SIGNATURE
Carren Sanchez		#1601 Carren Sanchez
Gina Sanchez		#1601 Gina Sanchez
Maria Sanchez		#1601 Maria Sanchez
BRANDAN WOOD		#1609 Brandon Wood
ASA WOOD		#1607 Asa Wood
Jorge via		#1631 Jorge via
Melissa Sandoval		#1660 Melissa Sandoval
Zack Frazer		#1670 Zack Frazer
Lenny Hernandez	33600 Mapleton Ave 2023 92563	MURRIETA Lenny Hernandez
John Hicks	33600 mapleton Ave #2111	John Hicks
Carla Brill	33600 Mapleton #2212	Carla Brill
Ruby White	#2211	Ruby White
Pete W O'Brien		#2213 <del>Pete W O'Brien</del>
Shirley Ann	Apt 1223	Shirley Ann
RANDALL KANNON		#1712 RANDALL KANNON
JOSEPH D TRUJILLO	33770 WILLOW HAVEN LANE #101 MURRIETA CA 92563	Joseph D Trujillo
EVERALDO VILLAREAL	same #102	EVERALDO VILLAREAL
Cynthia Montez	28748 Agave Way Murrieta 92563	Cynthia Montez
Catalina Villanueva	" " " " " "	<del>Catalina Villanueva</del>
Armando Villanueva	la mismo	Armando Villanueva

## PETITION IN SUPPORT OF THE

### LA VENTANA PROJECT, VETERANS PARK AT LA VENTANA, & THE NEW MENIFEE HIGH SCHOOL



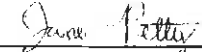
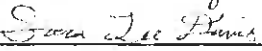
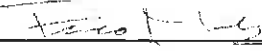
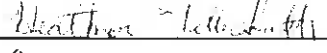


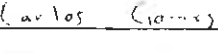
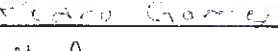
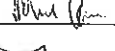
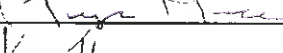
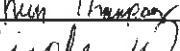
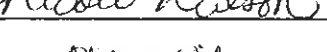
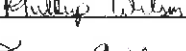
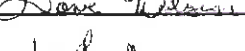
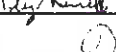

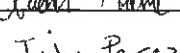
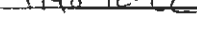
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NAME PRINTED	ADDRESS	SIGNATURE
Alfonso Moreno	33700 Willow Haven #101	Alfonso Moreno
CHRIS TOWNSEND	33600 MAPLETON AVE APT 1923 MURRIETA	Chris Townsend
Andrew Anderson	" " " Apt 1915	Andrew Anderson
Lucas Rios	33600 Mapleton Ave # 2024	Lucas Rios
Alisa Ramirez	33600 Mapleton Ave - 2026	Alisa Ramirez
Karina Hill	33600 Mapleton Ave #1913	Karina Hill
Aidan Armenta	33600 mapleton ave - 2112	Aidan Armenta
Andrea Petty	33600 Mapleton Ave #123	Andrea Petty
JONI SENN	33620 WILLOW HAVEN UNIT 102	Joni Senn
Alejandro Chavez	33620 Willow Haven, 102	Alejandro Chavez
Jennifer Rondel	33620 Willow Haven Unit 103	Jennifer Rondel
Marilyn Graham	33620 Willow Haven #102	Marilyn Graham
MICHAEL FLORES	33610 WILLOW HAVEN LN #104 MURRIETA CA 92563	Michael Flores
Daniel Lane	#110	Daniel Lane
Todd Stines	#112	Todd Stines
Jesus Sanchez	#121	Jesus Sanchez
Jared Jones	#124	Jared Jones
ALEX GONZALEZ	#125	Alex Gonzalez
Mary Nee	#129	Mary Nee

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NAME PRINTED	ADDRESS		SIGNATURE
Bob Walter	33600 TRIPLE CROW AVENUE MENIFEE CA 92563	#141	
Kevin Gwer		#148	
Jane Petty		#150	
Sara Lee Davis		#151	
FRANSICO MARTINEZ		#153	
Heather Teller-Smith		#155	
Laura Irving		#156	
JOHN KENS		#172	
Carlos Gomez		#177	
Pedro Gomez		#177	
Marko Gomez		#177	
Maya Moore		#188	
Kevin Thompson		#189	
Nicole Wilson		#202	
PHILIP WILSON		#202	
Dave Wilson		#202	
Liz Russell		#250	
Eryan Metz		#258	
Adam Mora		#300	
Tito Perez		#304	

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NAME PRINTED	ADDRESS	SIGNATURE
ALIX KREMER	26676 Elm Creek Dr, Menifee	
Anthony Rice	31750 Scott Rd Winchester Ca	
Christina Rice	31750 Scott Rd Winchester	
Tony Gomez	27629 Amberwalk St Murrieta	
Rafael Sanchez	24291 Mint Ave Murrieta	
Adri Pardo	39137 AZARRA St MURRIETA	
James Gilbert	32778 Kendal Ct Menifee	
John Lurie	82818 HEVERSHAM Ct MENIFEE	
VERONICA DIAZ	32875 Gough St Winchester	
LILLIE LIME	33160 Finch St Winchester	
IONA JAMES	" "	
LOUI REED	33240 FINCH ST WINCHESTER	
SEAN SLAWY	33613 MARIGOLD LN MURR.	
Sharon Richard	35594 Iris Lane Murrieta	
Jenny Miller	33637 Marigold Murrieta	
Juan Diaz	15738 Belleza Circle, Moreno Valley	
Helen Gomez	12369 Beuster Dr Moreno Valley 92555	
Brian Aguilar	1847 Boulder St 92555	
Christina	12150 Pigeon Pass Rd	
Robert Lurie	21190 Chest.	



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NAME PRINTED	ADDRESS	SIGNATURE
<del>John ...</del>	2067 ...	<del>[Signature]</del>
John ...	1738 Henry Street	[Signature]
Alex ...	1735 Henry Street	[Signature]
Alexander ...	1468 X Street	[Signature]
John ...	22113 ...	[Signature]
ONE ...	47738 Claremont Pt	[Signature]
Joseph ...	57148 Bearberry	[Signature]
John ...	423778 Bear Dr	[Signature]
John ...	28750 ...	[Signature]
John ...	77852 IDE Inc	[Signature]
John ...	28100 ...	[Signature]
John ...	24250 ...	[Signature]
John ...	17862 ...	[Signature]
John ...	00000 The Hickory Hat	[Signature]
John ...	15731 ...	[Signature]
John ...	1573 ...	[Signature]





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NAME PRINTED	ADDRESS	SIGNATURE
Lynetsau Salazar	30431 Charley St Menifee CA 92541	[Signature]
Patricia Valle Sanchez	29565 Ash Dale Menifee 92547	[Signature]
Lita Tanner Abovvard	4601 Aspen Lane Perris	[Signature]
Wendy Cronk	27814 BLACKWATER RD MENIFEE	[Signature]
Veronica Munoz	29413 Wildcat Canyon Rd	[Signature]
Al. Torres	292133 Hazara Es. Menifee CA 92546	[Signature]
Nicolas Milam	22835 mileste, mero	[Signature]
Tania Buchnell	29141 Twilight Hill Dr.	[Signature]
STEVE [unclear]	31065 Sandozberke Ln	[Signature]
Abra Hano	130 Perian ST. Perris	[Signature]
Alejandro Brena	22225 BRIGHTON WOOD ST	[Signature]
SHAR [unclear]	28327 ROCKY COVE	[Signature]
Yvonne Noyette	29177 Crestline DR	[Signature]
LINT NORDAL	26296 Legacy Hemet, CA 92544	[Signature]
DEBBIE TURRES	29515 MOORINGS COURT 92545	[Signature]
Adriana Jaramila	25764 westwinds dr. 92545	[Signature]
Armedo Alicia Jr	27250 murietta Rd spic 369 San Jacinto	[Signature]
MICAH OROFF	41676 AVENIDA DE LA PEÑA Rancho CA 92542	[Signature]
Christina Clark	36027 Swan Point DR	[Signature]
Isabel [unclear]	36027 Swan Point Dr.	[Signature]

[Handwritten mark]

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NAME PRINTED	ADDRESS	SIGNATURE
Jeremy Parmenter	27146 GLENHORN RD	
Brian Linnell	17955 Upper Ridge rd	
Paula Arjola	34231 Aurora Ct	
Michael Clayton	25945 Trade Winds dr	
Angela Webb	27811 Waterman dr	
Lora Gomez	35250 Angel Falls Dr.	
Gabriel Gomez	" "	
Sharon Tonzello	26289 Sagebird Rd	
Donille Pflumiller	26750 murrica rd #65	
Whitney Kennedy	" "	
Julie Lerman	23755 Edith Ln	
Diana Estrada	33803 Vinca Ln	
Carol Lethin	35281 Home Stead Ln	
Kelly Maxwell	28802 First Star Ct	
Kimberly Slocum	31414 Sherman Rd	
Arnette Gonzalez	28594 Broadstone Wy	
Rhonda Brautman	21124 Silvio Dr. menifee CA 92581	
Yusef '159	29169 Silvio Dr. menifee CA 92581	
Rosa Cruz	12422 Seneca Way Perris	
<del>John</del>	1109 Maple Ln Perris CA	