

TENTATIVE TRACT MAP NO. 15791

RANCHO LUCERNE



PROJECT SPONSOR
 PACIFIC GOLF COMMUNITY DEVELOPMENT, LLC
 2100 SOUTH BARRINGTON AVE.
 LOS ANGELES, CA 90028
 (213) 990 8880

OWNER
 MR. MANOCHER BARBAK
 2100 SOUTH BARRINGTON AVE.
 LOS ANGELES, CA 90028
 (213) 990 8880

UTILITY COMPANIES:
 LUCERNE VALLEY UNIFIED SCHOOL DISTRICT
 10700 BARSTOW ROAD
 LUCERNE VALLEY, CA 92558 760-248-8108
 COUNTY OF SAN BERNARDINO - FIRE AGENCY
 1611 INDUSTRY AVENUE
 FONTANA, CA 92538 909-386-3440
 SOUTHWEST GAS CORPORATION
 15271 MARPOSA ROAD
 VICTORVILLE, CA 92586 760-246-9321
 SOUTHERN CALIFORNIA Edison
 12323 NEPPUNA ROAD
 VICTORVILLE, CA 92586 760-851-9315
 CONTINENTAL TELEPHONE OF CALIFORNIA
 9501 MOLAVE DRIVE
 VICTORVILLE, CA 92586 780-248-0907
 WATER - LOCAL WELLS WITH STORAGE TANKS
 SEWER - ON-SITE TREATMENT FACILITY
 C&G 70

LEGAL DESCRIPTION
 PORTIONS OF SEC. 35, T8N, R7W, SECO.
 31, T8N, R7E, SEC. 1, T4N, R1W, SECO.
 SEC. 8, T4N, R7E, S.B. & M. COUNTY
 OF SAN BERNARDINO, STATE OF CALIFORNIA.
 THOMAS BROTHERS MAP
 PAGE 351, P2 & PAGE 352, A1

ENGINEER
 LAND DEVELOPMENT ENGINEERING
 44874 CAMINO VESTE
 TEMECULA, CA 92592
 (909) 694-1208

OFFICIAL LAND USE DISTRICT
 EXISTING - PLANNED DISTRICT
 PROPOSED - PLANNED DISTRICT

ASSESSOR PARCEL NUMBERS
 480-011-6, 18, 17, 23, 24
 480-011-2, 3, 14, 30, 32, 46, 44, 40
 482-011-3, 9, 11, 13, 18

EARTHWORK
 CUT 37 MILLION C.Y.
 FILL 2.4 MILLION C.Y.
 121 BRUSHING

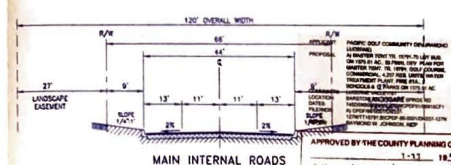
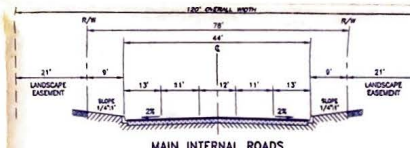
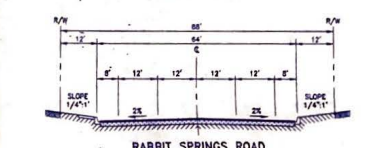
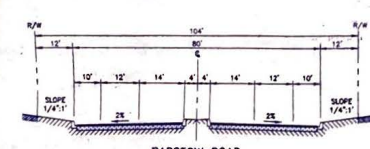
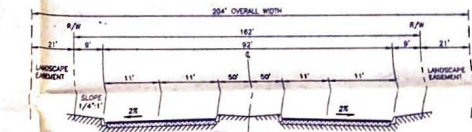
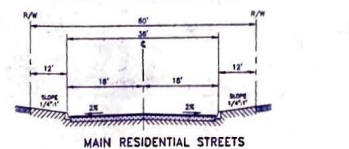


- LEGEND**
- Tract Boundary
 - 27 Proposed Lot Number
 - (85.1) Proposed Pad Elevation
 - Proposed Slope
 - Existing Contour
 - Existing Grades
 - 18.35 A Proposed Lot Acreage
 - SR00C
 - San Bernardino County Drainage Easement
 - Well Lot "H" & "I"
 - Well

ACREAGE
 15781 GROSS ACRES

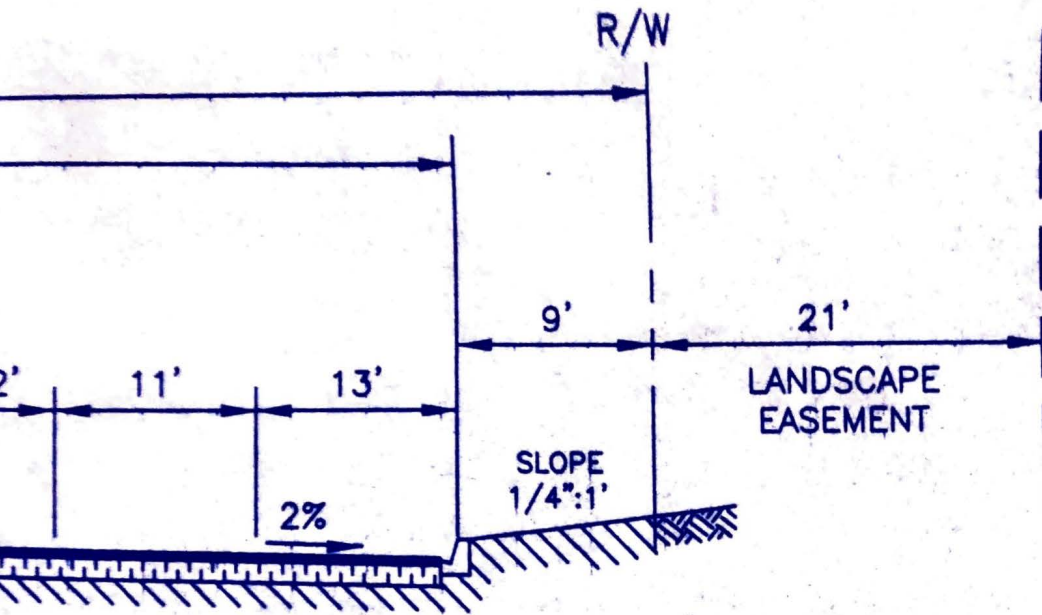
ENGINEERS NOTES
 15791-1 LOTS "A"-D GOLF COURSE
 LOTS "H" & "I" WELL LOTS
 LOTS "A"-D PARKS
 15791-2 LOT "A" FIRE STATION & PARK
 15791-3 LOTS "A" & "B" PARKS
 15791-4 LOT "A" PARK
 15791-5 LOTS "A" & "B" PARKS
 15791-6 LOT "A" PARK
 15791-7 LOT "A" PARK
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 15791-9 LOT "A" PARK
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 15791-99 LOT "A" PARK
 15791-100 LOT "A" PARK

TYPICAL STREET SECTIONS

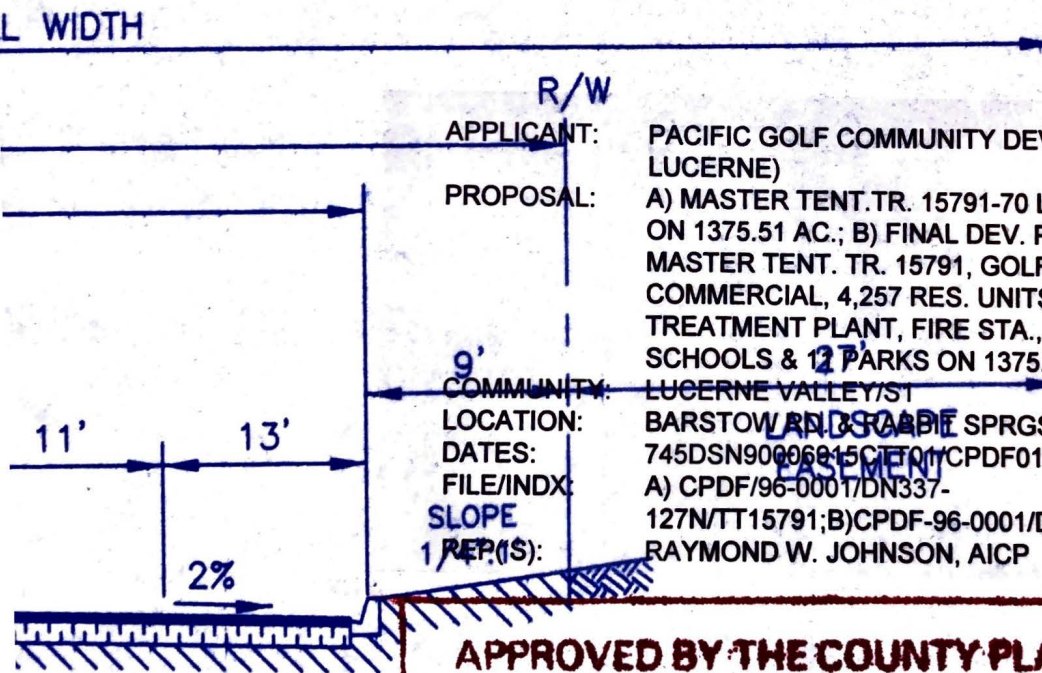


NOTE: NO NATIVE OR REGULATED PLANTS ON-SITE OR WITHIN 100' TO BE DISTURBED.

APPROVED BY THE COUNTY PLANNING OFFICER
 DATE JUN 15, 1998



AL ROADS
ECTIONS



AL ROADS

APPLICANT: PACIFIC GOLF COMMUNITY DEV.(RANCHO LUCERNE)
 PROPOSAL: A) MASTER TENT.TR. 15791-70 LOT SUB. ON 1375.51 AC.; B) FINAL DEV. PLAN FOR MASTER TENT. TR. 15791, GOLF COURSE, COMMERCIAL, 4,257 RES. UNITS, WATER TREATMENT PLANT, FIRE STA., 2 SCHOOLS & 12 PARKS ON 1375.51 AC.
 COMMUNITY: LUCERNE VALLEY/ST
 LOCATION: BARSTOW RD & SAGE SPRGS RD.
 DATES: 745DSN90006915CT01/CPDF01/06915CF1
 FILE/INDX: A) CPDF/96-0001/DN337-127N/TT15791;B)CPDF-96-0001/DN337-127N
 SLOPE 1/4":1'
 REF(S): RAYMOND W. JOHNSON, AICP

APPROVED BY THE COUNTY PLANNING OFFICER
 3-23 1998
Mike Williams, Senior Assoc. Planner.

DATE: Jan 15, 1998

LAND USE SERVICES DEPARTMENT



COUNTY OF SAN BERNARDINO
PUBLIC SERVICES GROUP

PLANNING DIVISION

385 North Arrowhead Avenue • San Bernardino, CA 92415-0181 • (909) 387-4131
First Floor Fax (909) 387-4301 • Third Floor Fax (909) 387-3223
15505 Civic Drive • Victorville, CA 92392 • (760) 243-8245 • Fax (760) 243-8212

VALERY PILMER
Director of Land Use Services

March 23, 1998

Pacific Golf Community Development, LLC
2101 S. Barrington Ave.
Los Angeles CA 90025

PES/Raymond Johnson
26785 Camino Seco
Temecula CA 92590

RE: A. CPDF/96-0001/DN337-127N/TT15791: Master Tentative Tract in nine phases with 50 numbered lots and 20 lettered lots on 1375.51 acres/ **Expiration Date: August 4, 2000**

B. CPDF/96-001/DN337-127N: Final Development Plan for nine phased Master Tentative Tract 15791 to establish 4,257 residential units, a 27 hole golf course, 30 acres of retail & office commercial, a wastewater treatment plant, 2 school sites, a fire station & 11 parks on 1375.51 acres/ **Expiration Date: August 4, 2003**

Dear Applicant:

Please be advised that the revised Master Tentative Tract 15791 and Final Development Plan for Rancho Lucerne have been approved per your request. The expiration date of this application remains the same as set forth on the original conditional approval letter of January 12, 1998. Revisions to the conditions of approval have also been made to accommodate the revised plans.

You may, within ten (10) days after receipt of this notice, appeal this in writing to the County Planning Commission for consideration thereof. The appeal must be made on forms available from the Public Information Counter at the address listed above or by calling me at (760) 243-8225.

Sincerely,

MIKE WILLIAMS, Senior Associate Planner
PLANNING DIVISION

- Atch: 1. Revised CPDF Conditions of Approval dated March 23, 1998
2. Approved Revised Final Development Plan Text dated October 22, 1997 & December 17, 1997
3. Approved Revised Maps: Tentative Tract 15791; Final Development Plan; Density; Phasing Plan

cc: County Fire Department (VV)
Building and Safety Division (SB & VV)
Surveyor Division (SB)
Special Districts Department (SB)

Division of Environmental Health Services (SB)
Land Development Engineering (VV)
Mojave Water Agency (AV)
County Water and Sanitation District (VV)

JAMES J. HLAWEK
County Administrative Officer

TIM KELLY
Assistant County Administrator
Public Services Group

Board of Supervisors
KATHY A. DAVIS First District DENNIS HANSBERGER Third District
JON D. MIKELS Second District LARRY WALKER Fourth District
JERRY EAVES Fifth District

CONDITIONS OF APPROVAL

GENERAL ON-GOING CONDITIONS:

LAND USE SERVICES DEPARTMENT/PLANNING DEPARTMENT (760) 243-8245

Revised by
Staff 3-23-98

1. The following Conditions of Approval apply to Master Tentative Tract 15791 in nine phases with 50 numbered lots and 20 lettered lots on 1375.51 acres and Final Development Plan for nine phased Master Tentative Tract 15791 to establish 4,257 residential units, a 27 hole golf course, 30 acres of retail and office commercial, a wastewater treatment plant, two school sites, a fire station, and 11 parks on 1,375.51 acres and Final Development Plan.
2. The applicant shall agree to defend at his sole expense any action brought against the County, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval in compliance with San Bernardino County Ordinance #2684. The applicant shall reimburse the County, its agents, officers, or employees, for any court costs and attorney's fees which the County, its' agents, officers, or employees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligation under this condition.
3. Additional fees may be required prior to issuance of development permits and shall be paid as specified in adopted fee ordinances.
4. A Certificate of Fee Exemption is being issued for this project pursuant to California State Assembly Bill 3158, The certificate shall be filed with the Clerk of the Board of Supervisors when the Notice of Determination for the project is filed. The applicant shall pay any filing fee required by the Clerk. Proof of fee payment may be required prior to recordation.
5. The master developer and subsequent developers shall comply with all requirements identified in PUDP/91-0032/DN337-127N. Conditions of Approval, Mitigation Measures and Mitigation Monitoring and Compliance Program.

Revised by
Staff 3-23-98

6. The following phased tentative tracts are subject to the regulations and requirements of the Final Development Plan and of the Master Tract 15791, as defined by the County Development Code:

Tentative Tract 15791-1 for 9 lettered lots for 27 hole golf course;

Tentative Tract 15791-2 for 12 numbered lots, 745 dwelling units, 4 lettered lots;

Tentative Tract 15791-3 for 1 numbered lot, 93 dwelling units, 1 lettered lot;

Tentative Tract 15791-4 for 3 numbered lots, 355 dwelling units, 1 lettered lot;

Tentative Tract 15791-5 for 5 numbered lots, 278 dwelling units;

PACIFIC GOLF COMMUNITY DEVELOPMENT LLC
SUB/96-0001/DN337-127N/TT15791
CPDF/96-0001/DN337-127N/06915CF1
RANCHO LUCERNE/LUCERNE VALLEY/S1
JULY 24, 1997
REVISED MARCH 23, 1998

PAGE 2 OF 12

Tentative Tract 15791-6 for 7 numbered lots, 670 dwelling units, 1 lettered lot;

Tentative Tract 15791-7 for 11 numbered lots, 1,017 dwelling units;

Tentative Tract 15791-8 for 5 numbered lots, 569 dwelling units, 2 lettered lots; and

Tentative Tract 15791 for 6 numbered lots, 530 dwelling units, 2 lettered lots.

7. The project is designed to provide a minimum of 30% seniors housing. Planning areas 2, 3, 5, 11, 20, 29-31, 33, 36-38, 40, 43 and 47 are designated for seniors housing. Seniors housing areas shall have supplemental CC&Rs which require that at least one of the occupants be age 55 or older and conform to all Fair Housing Laws.

Revised at
PC 7-24-97

- 7a. The golf course Conditional Use Permit/Final Development Plan shall be submitted and approved and the first eighteen holes of the golf course shall be under construction prior to the recordation of the first implementing residential tentative tract map.

BUILDING AND SAFETY DIVISION (909) 387-4226

8. This proposal is for mass grading. Subsequent proposals for development will require additional soils/geology reports that address all construction proposals.

Revised at
PC 7-24-97

- 8a. The grading plan for the flood control channel (golf course) shall be reviewed and approved jointly by the Building and Safety Division and Transportation/Flood Control.

SOUTHERN CALIFORNIA EDISON COMPANY (760) 951-3207

9. The applicant will need to work with Edison if development will occur in Edison's easement areas or affect Edison facilities. Any development within Edison's transmission line right-of-way along the north end of the applicant's project must be approved by Edison.

PRIOR TO RECORDATION OF ANY PHASE OF THE FINAL MASTER TENTATIVE TRACT 15791, THE FOLLOWING CONDITIONS SHALL BE MET:

PLANNING DEPARTMENT (760) 243-8245

10. All fees due under Job Number 06915CF1 shall be paid in full.
11. Four (4) copies of a landscape plan for each phase shall be submitted for Planning Department for review and approval. Said landscape plan shall implement the community design standards and development guidelines for the Rancho Lucerne Final Development plan and shall include the following, unless otherwise required by the Final Development Plan or other such requirements that may be required by ordinances.

- A. Slope stabilization for the surface of all cut slopes more than five (5) feet in height and fill slopes more than three (3) feet in height. Said slopes shall be protected against damage from erosion by planting grasses or ground cover plants. Slopes exceeding fifteen (15) feet in vertical height shall be planted with shrubs, spaced not to exceed ten (10) feet on center; or trees, spaced not to exceed twenty (20) feet on center; or a combination of shrubs and trees as cover plants. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site.
- Trees 10% 15 gal., 40% 5 gal.; 50% 1 gal.
 - Shrubs 20% 5 gal.; 30% 1 gal.
 - Groundcover/hardscape 100% coverage or as approved by Planning Department as appropriate for the site.
- B. Common open areas shall be landscaped with native plants or locally adaptable drought-tolerant cultivars, trees and turf capable of surviving the desert climate and soil conditions with a minimum of supplemental water maintenance once established. The required landscaping may also incorporate decorative rock, boulders or other suitable hardscape material.
- C. Community entry monuments as shown on the Final Development Plan.
- D. The location of all on-site trees, including any protected tree or plant that is to remain or be relocated in accordance with the County's Plant Protection and Management Ordinance.
- E. Walls and fences as shown on the Final Development Plan.
- F. All required bicycle and pedestrian trails as shown in the Final Development Plan.
- G. The required walls shall use anti-graffiti paint where necessary, on all visual surfaces and shall be staggered or use architectural relief in conjunction with plantings to soften the visual effects along the road corridors.
- H. Landscaping as delineated on the Final Development Plan shall be included on the landscaping plan.
12. Four (4) copies of an irrigation plan shall be submitted for Planning Department review and approval when slope planting and/or other area planting is required. Areas required to be planted shall be provided with an approved system of irrigation designed to cover all portions of the landscaped areas. A functional test of the systems may be required. The maintenance of landscaped areas shall be the responsibility of the developer until the transfer to individual ownership or until the maintenance is officially assumed by a County Service area or other appropriate entity.
13. Irrigation for areas other than the golf course or other large turf areas shall be primarily provided by drip, bubbler or other non-aerial water serving method or system. The system shall include

timers for controlled application. Suitable temporary irrigation methods may be substituted upon written approval by the Planning Department where used to establish native or drought resistant plantings.

Revised by
Staff 3-23-98

14. Surety shall be required for all landscape planting and irrigation systems to be provided as shown on the landscape and irrigation plan in a form and manner determined acceptable to the Planning Director. As a minimum this surety shall be in an amount equal to 120% of the cost estimate by a licensed landscape architect and must include material and labor for each lot or landscaped area.

Revised at
PC 7-24-97

15. All infrastructure requirements for each phase of the project shall be installed or bonded for. This infrastructure includes, but is not limited to, the waste water treatment and trunk lines, water treatment, storage and transmission lines, streets, storm water control facilities, trails, sidewalks and parks.

Revised at
PC 7-24-97

16. Prior to recordation of each phase, a detailed Final Development Plan/Conditional Use Permit shall be submitted and approved for facilities such as the water storage facility, sewer facility, parks, commercial facilities and other applicable facilities as may be located within that phase.
17. A Property Owners Association shall be established. Association by-laws shall be submitted for review and approval.
18. The Declaration of Covenants, Conditions and Restrictions for the Master Tentative Tract shall be submitted for review and approval. The CC&Rs shall be recorded.

OFFICE OF SURVEYOR (909) 387-2389

19. The subdivider shall present evidence to the County Surveyors Office that he has tried to obtain a noninterference letter from any utility company that may have rights of easement within the property boundaries.
20. Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easements of record which cannot be relinquished or relocated shall be redesigned.

SPECIAL DISTRICTS (760) 955-9885

21. The applicant shall agree to be bound by the Water and Sewer Feasibility Study dated 10-30-96 and Addendum No. 1 dated 11-27-96.
22. The developer is to form an improvement zone under County Service Area 70. This Improvement Zone will own and operate all water and sewer facilities associated with the development.
23. The developer will need to provide a Performance Bond prior to the recording of the final map.

BUILDING AND SAFETY DIVISION (909) 387-4226

24. A preliminary soils report shall be filed with and approved by the Building Official prior to grading or recordation of the final map. A fee to cover the costs of the review shall be submitted with the report.
25. Grading plans shall be submitted to the Building and Safety Division for review and approval prior to grading or recordation. No permits for construction are to be issued until precise grading plans have been approved.

DIVISION OF ENVIRONMENTAL HEALTH SERVICES (909) 387-4666

26. Sewage disposal shall be by connection to County Service Area 70 (Lucerne Valley). Applicant shall procure a verification letter from the sewerage agency with jurisdiction. This letter shall state whether or not sewer connection and service can be made available to the project by the sewerage agency. The letter shall reference File Index Number and Assessor's Parcel Number.
27. The water purveyor shall be County Service Area 70 (Lucerne Valley). Applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service can be made available to the project by the water agency. The letter shall reference File Index Number and Assessor's Parcel Number.
28. Written clearance for waste discharge shall be obtained from the designated California Regional Water Quality Control Board (region listed below) and a copy forwarded to DEHS:

Colorado River Basin Region, 73-720 Fred Waring Dr., Suite 100, Palm Desert, CA. 92260, (760) 346-7491.
29. The following are the steps that must be completed to meet the requirements for installation and/or finance of the on-site/off-site water system and/or sewer system:
 - A. Where the water/sewer system is to be installed prior to recordation, it is the developer's responsibility to submit to the Transportation/Flood Control Department, Surveyor Division, a copy of the approved plan and a signed statement from the utility of jurisdiction confirming that the improvement has been installed and accepted.
 - B. Where a bond is to be posted in lieu of installation of the improvement, the developer shall submit the approved plans and determined amount or a signed statement from an acceptable governmental entity that financial arrangements have been completed to the Transportation/Flood Control Department, Surveyor Division.
30. Evidence shall be provided that all wells are (1) properly destroyed under permit from the County OR (2) constructed to DEHS standards, properly sealed and certified to the County as inactivated OR (3) constructed to DEHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence shall be submitted to DEHS/Water Section for approval. Contact DEHS/Water Section for more information at (909) 387-4666.

RANCHO LUCERNE/LUCERNE VALLEY/S1

JULY 24, 1997

REVISED MARCH 23, 1998

Revised at
PC 7-24-97

31. Submit verification of annexation to DEHS for any project that requires water or sewer connection outside a purveyor's jurisdiction. For information, contact LAFCO at (909) 387-5866.
32. Prior to the recordation of implementing residential tract maps, submit acoustical analysis prepared by an acoustical engineer, based on ultimate traffic volumes of the specific components of the project and based upon detailed site plans. A site-specific noise assessment shall be prepared to determine the type and location of necessary on-site and/or off-site noise barriers. Submit analysis and noise assessment to the Division of Environmental Health Services (DEHS) for review and approval. For information, contact DEHS at (909) 387-4655.

LAND DEVELOPMENT ENGINEERING/DRAINAGE (760) 243-8183

33. Adequate building setback margins shall be provided outside the drainage easements for any habitable structures to reduce the possibility of damage due to overflow and/or erosion.
34. In addition to the drainage requirements stated herein, other "on-site" or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
35. Adequate provisions shall be made to intercept and conduct the off-site tributary drainage flow around or through the site in a manner which will not adversely affect adjacent or downstream properties.
36. Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses and/or drainage facilities. The easements shall be designed to contain 100-year frequency storm flow plus bulking and freeboard per County Standard Criteria.
37. Flowage easements or San Bernardino County Drainage Easements shall be obtained where diversion or concentration of runoff from the site or drainage facilities dewater onto private property.
38. All lots should drain to streets. If lots do not drain to streets, the cross lot drainage will be reviewed and approved by the Building and Safety Division under various ordinances involved.
39. Lots adjacent to water-carrying streets shall be adequately elevated above the top of curb, or block walls provided, or both, to minimize the possibility of street flows entering the site.
40. Grading plans shall be submitted to this office for review.
41. Channel improvements for Lucerne Valley Channel shall be required through the tract as proposed by the developer's engineer (Land Development Engineering) in a report entitled

"Channel Design-Rancho Lucerne, Pico Investment Company, Section 1, 36 T5N-R1 W, Sec 6, T5NR1E," dated July 1997.

Revised by
Staff 3-20-98

42. Prior to recordation, a San Bernardino County Drainage Easement (SBCDE) and letter of acceptance shall be obtained from affected properties northerly of the golf course. This shall include onsite and offsite properties.

LAND DEVELOPMENT ENGINEERING. ROADS (760) 243-8183

43. Existing County roads which will require reconstruction shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Transportation/Flood Control Department, the cash deposit may be refunded.
44. An encroachment permit shall be required from the State Department of Transportation prior to any construction within their right-of-way.
45. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench backfill, and all subgrades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Contracts Division of the Transportation/Flood Control Department, prior to any placement of base materials and/or paving.
46. Road sections within and/or bordering the tract shall be designed and constructed Valley standards, and to Road Standards of San Bernardino County, and to the policies and requirements of the County Transportation/Flood Control Department and in accordance with the Master Plan of Highways.
47. Final plans and profiles shall indicate the location of any existing utility facility which would affect construction.
48. Slope rights shall be dedicated on the final tract map where necessary.
49. Vehicular access rights shall be dedicated on Barstow Road and Rabbit Springs Road, and along the rear of double frontage lots.
50. All road names shall be coordinated with the County Transportation/Flood Control Department, Traffic Division.
51. Turnarounds at dead end streets shall be in accordance with the requirements of the County Transportation/Flood Control Department and the Forestry and Fire Warden Department.
52. Existing utility poles shall be shown on the improvement plans and relocated as necessary without cost to the County.

53. Trees, irrigation systems, and landscaping required to be installed on public right-of-way within this tract area shall be maintained by other than the County Transportation/Flood Control Department, and shall be as specified in County Transportation/Flood Control standards for tree planting or any subsequent ordinance. Maintenance procedures acceptable to the Transportation and Flood Control Department shall be instituted prior to recordation.
54. Dedication shall be granted as necessary to concur with the Master Plan of Highways. This dedication/right-of-way reservation is to be coordinated with the State Department of Transportation.
55. All required public road and drainage improvements for subdivisions shall be bonded in accordance with County Development Code unless constructed and approved prior to recordation.
56. For projects requiring a Final Map, the developer shall make a good faith effort to acquire the required off-site property interests, and if he or she should fail to do so, the developer shall at least 120 days prior to submittal of the final map for approval, enter into an agreement to complete the improvements pursuant to Government Code Section 66462 at such time as County acquires the property interests required for the improvements. Such agreement shall provide for payment by developer of all costs incurred by County to acquire the off-site property interests required in connection with the subdivision. Security for a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by developer, at developer's cost. The appraiser shall have been approved by County prior to commencement of the appraisal.
57. An approved type wall/barrier shall be required along the rear of double frontage lots and shall be constructed outside of public right-of-way.
58. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the Transportation/Flood Control Department.
59. An encroachment permit, or authorized clearance, shall be obtained from the County Transportation/Flood Control Department prior to issuance of a grading permit by Building and Safety.
60. Roads within this development shall be entered in the County Maintained Road System.
61. Road improvement plans for Barstow Road (Highway 247) shall be submitted to the State Department of Transportation by a registered Civil Engineer.
62. Any change to this project as currently proposed, which may be necessitated by the State Department of Transportation recommendation, must be incorporated prior to recordation of the Final Map.
63. Right-of-way and improvements (including offsite) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
64. Two points of ingress and egress to the nearest County Maintained Road or State Highway shall

be required for each phase.

65. For Transportation Department Fees, each lot shall be required to pay a "Lucerne Valley Local Area Transportation Facilities Plan Fee", as adopted by the Board of Supervisors (currently \$1,368.00). This figure is larger than the one calculated by Kunzman Associates in the traffic study for the EIR, and shall take precedence. In addition, there will be a fee of \$120.00 (\$508,588 per final Kunzman Traffic addendum dated June 27, 1997 divided by 4,257, which is the total number of units for the entire development), for intersection improvements which are over five miles away from the project. These intersections are identified as #1 through #35 in Exhibit 21b of the latest addendum to the Traffic Impact Analysis prepared by Kunzman Associates entitled "Rancho Lucerne" and dated June 27, 1997. Therefore the total transportation fee is \$1,368.00 plus \$120 or \$1,488.00. This condition is written primarily for information purposes as these fees are to be taken when building permits are issued for individual residences.

Phase One Road Improvements:

- Added by Staff 3-23-98
Added by Staff 3-23-98
Added by Staff 3-23-98
Added by Staff 3-23-98
- 65a. A grant of easement (44 feet half-width) shall be provided along Post Office Road (entire length).
- 65b. Should any grading be done within the Post Office Road dedication, the road shall be reconstructed to County Road Standards. Engineered plans and a permit shall be required.
- 65c. A grant of easement (44 feet half width) shall be required along the east-west center section line for the west half of Section 6, Township 4 North, Range 1 East.
- 65d. A flowage easement shall be obtained from affected downstream properties northerly of the project.

Phase Two Road Improvements:

- Revised by Staff 3-23-98
66. The following roads shall be paved to desert road standards (26 feet wide, 5 feet wide dirt shoulders): Clubview Drive, Rue Mediterranee.
67. Paseo Avenue and the entrance portion of Clubview Drive shall be built to County Standards. These standards may be modified as proposed by the developer's engineer upon approval of the County Director of Transportation. A detailed proposal has not been submitted, but landscaped medians and parkways, pavement beautification and other aesthetic treatments are envisioned. Plant types and locations will be reviewed by the Traffic and Permits Divisions of the County Transportation Department. Any work of this nature within CalTrans right-of-way will require separate approval from the State Department of Transportation's Permit Office. Gates have not been proposed and are not acceptable under the present street configuration.
68. Half-width improvements shall be required on Barstow Road. and Rabbit Springs Road adjacent to Lots A, B, and C. This shall include curb, gutter and sidewalk. (improvements adjacent to Lots 1,2,3,D and 12 will occur when lots are further subdivides).

Phase Four Road Improvements:

Revised by Staff 3-23-98 69. The following roads shall be built to Desert Paved Road Standards: Post Office Road on site and to Rabbit Springs Road.

Phase Five Road Improvements:

Added by Staff 3-23-98 69a. The following roads shall be built to Desert Paved Road Standards: Rue Monaco and Post Office Road on site.

Phase Six Road Improvements:

Revised by Staff 3-23-98 70. The unnamed road (Rue Mediterranee) shall be constructed to Desert Paved Road standards. This road shall be constructed through Phase Seven to a connection with Clubview Drive in Phase Three.

Phase Seven Road Improvements:

71. Meridian Avenue shall be constructed to Desert Road Standards from Clubview to the north line of Phase Four.

Revised by Staff 3-23-98 72. Phase Seven shall not record until secondary access is provided for Lot 9.

Phase Eight Road Improvements:

73. The following roads shall be paved to Desert Paved Road Standards: Post Office Road, Wilshire Road, Locust Avenue (from Rock Springs Road to Wilshire Road).

Phase Nine Road Improvements:

74. The road on the south line of Lots 4 and 5 shall be paved to Desert Road Standards.

COUNTY FIRE DEPARTMENT (909) 387-5372

Revised by Staff 3-23-98 75. A Financial Agreement is required to be submitted, prior to recordation of any residential tract associated with this project. Developer participation in preparing a Financial Agreement Plan with the County Fire Department should be approved and agreed upon prior to releasing any residential tract map within this project. The Financial Agreement Plan will address how impacts are to be mitigated for capital improvements and operating expenditures. The Financial Agreement Plan should include the following information:

- a. **Capital Outlay:** All new development which impacts fire protection and rescue services will be requested to contribute funds to be used for needed capital improvements and fixed asset items. One-time costs includes fire station site acquisitions facility construction, equipment and the first year operation costs.

RANCHO LUCERNE/LUCERNE VALLEY/S1

JULY 24, 1997

REVISED MARCH 23, 1998

- b. **Operating Budget for Fire Protection:** This project which collectively creates the need for new facilities will be asked to pay for them. One suggestion is for the developer to create a Community Facilities District or assessment district. where all home owners participate with a land tax funding program for on-going operating costs.
- c. **Fire Station Completion Date:** Project phasing and the locations of additional fire facilities will require coordination in order to provide emergency services prior to estimated impact build-out. This concern is required to be addressed in the Financial Agreement Plan. It will be the responsibility of the subdivider to provide an agreement that addresses when building permits will be pulled for the fire station and when anticipated completion will be. Fire station facilities are required to be in prior to the 1,500th single family building permit is issued.

Revised by 76.
Staff 3-23-98

Prior to recordation of any residential tract map and/or building permit issuance, a water system designed to meet the required fire flow, shall be approved by the water purveyor having jurisdiction and Fire Staff. The developer(s) shall furnish the Fire Department with two copies of the water system improvement plans and a letter from the water purveyor stating the water system is capable of providing the required fire flow. The water system shall be approved and operational and field inspection, by fire personnel, shall be conducted before construction will be permitted. Specific fire flows will be established for all individual commercial proposals and all tract maps for single family home development.

a. **Commercial/Industrial Development:** The water system infrastructure should be designed to provide a potential fire flow of 5,000 gpm, with an actual flow of 3,000 gpm at 20 psi residual operating pressure. Fire hydrant spacing shall not exceed 150 feet from any portion of the buildings as measured along vehicular travel way. All fire apparatus access to all commercial/industrial development is required to provide a clear width of 26 feet and vertical clearance of 13 feet 6 inches. All dead end roads over 150 feet shall provide a radius turn of no less than 48 degrees. All on-site road circulation will be addressed with all individual project proposals.

b. **Residential Development:** The water system infrastructure should be designed to provide 2,500 gpm, with an actual flow of 1,250 gpm at 20 psi residual operating pressure. Fire hydrant spacing shall not exceed 300 feet.

77. All required fire protection water systems shall be designed by a certified civil engineer. Water plans must be reviewed and approved by the water purveyor having jurisdiction prior to submitting the designed plans for fire staffs review. Combustible materials will not be permitted on the site until such time that the approved water system is operational.

78. Additional fire protection may be required with each individual site plan review.

PRIOR TO LAND DISTURBANCE OR GRADING ON ANY PHASE THE FOLLOWING CONDITIONS SHALL BE MET:

RANCHO LUCERNE/LUCERNE VALLEY/S1
JULY 24, 1997
REVISED MARCH 23, 1998

BUILDING AND SAFETY DIVISION (909) 387-4226

79. Obtain a demolition permit for any buildings or structures to be demolished. Underground structures must be broken in, backfilled and inspected before covering.
80. Submit plans and obtain separate permits for any required walls or retaining walls.
81. An erosion and sediment control plan and permit shall be submitted to and approved by the Building Official prior to any land disturbance.
82. Prior to the issuance of building permits, erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
83. An NPDES permit - Notice of Intent (NOI) - is required prior to issuance of a grading/construction permit. Contact the Regional Water Quality Control Board for specifics.

DIVISION OF ENVIRONMENTAL HEALTH SERVICES (909) 388-4600

84. The project area has a high probability of containing vectors. DEHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to DEHS/Land Use. For information, contact Vector Control at (909)388-4600.

PRIOR OF ISSUANCE OF BUILDING PERMITS ON ANY PHASE THE FOLLOWING CONDITIONS SHALL BE MET:

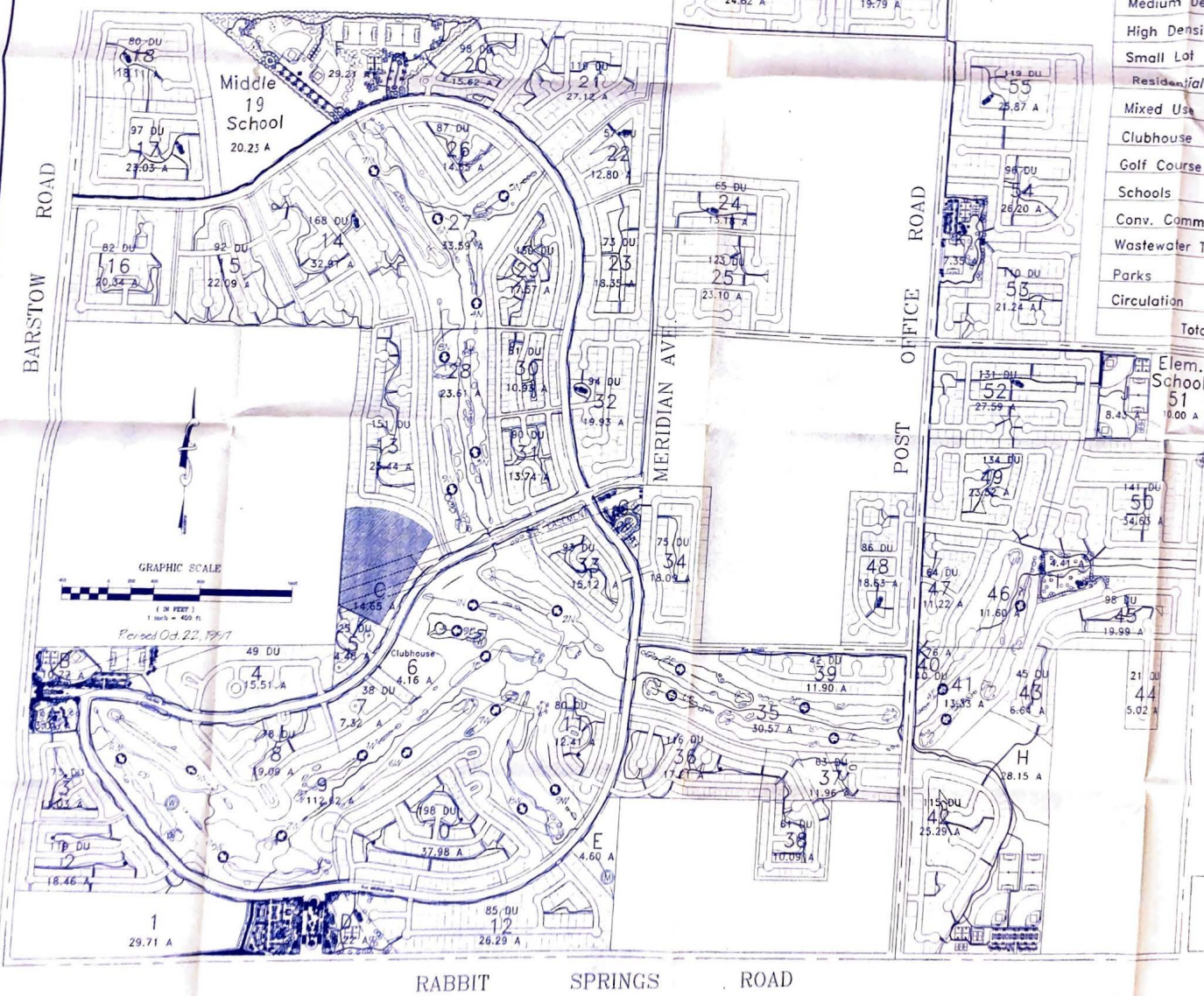
LAND USE SERVICES DEPARTMENT/BUILDING AND SAFETY DIVISION (909) 387-4226

85. Submit building plans for approval and obtain permits prior to any construction.
86. When earthwork quantities exceed 5,000 cubic yards, a geology report, prepared by a licensed geologist, shall be filed with and approved by the Building Official prior to issuance of building or grading permits. A deposit to cover the costs of the review shall be submitted with the report. An additional deposit may be required or a refund issued when the costs do not match the deposit. The review costs shall be paid in full prior to issuance of building or grading permits.

LAND USE SERVICES DEPARTMENT/PLANNING DEPARTMENT (760) 243-8245

87. All landscaping and irrigation, as shown on the approved landscape and irrigation plans shall be installed.
88. All required walls shall be installed prior to occupancy.

Rancho Lucerne Final Development Plan



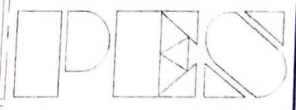
Land Use Summary

Area	Acres	Units	Density
Low Density	282.20	1,142	4.0
Medium Density	132.36	611	4.6
High Density	276.16	1,356	5.0
Small Lot	178.24	1,148	6.4
Residential Total	888.96	4,257	4.9
Mixed Use	29.71		
Clubhouse	4.16		
Golf Course	231.96		
Schools	30.23		
Conv. Comm.	2.28		
Wastewater Trt.	25.98		
Parks	108.59		
Circulation	73.64		
Total	1,375.51	4,257	3.1

Trail System

- Pathway
- Multi-Purpose Trail

- Water Well
- Monitoring Well



Revised Dec. '0 1997

Pathway

Multi-Purpose Trail

- Ⓜ Water Well
- Ⓜ Monitoring Well

IPLES

Revised: Dec. 10, 1997

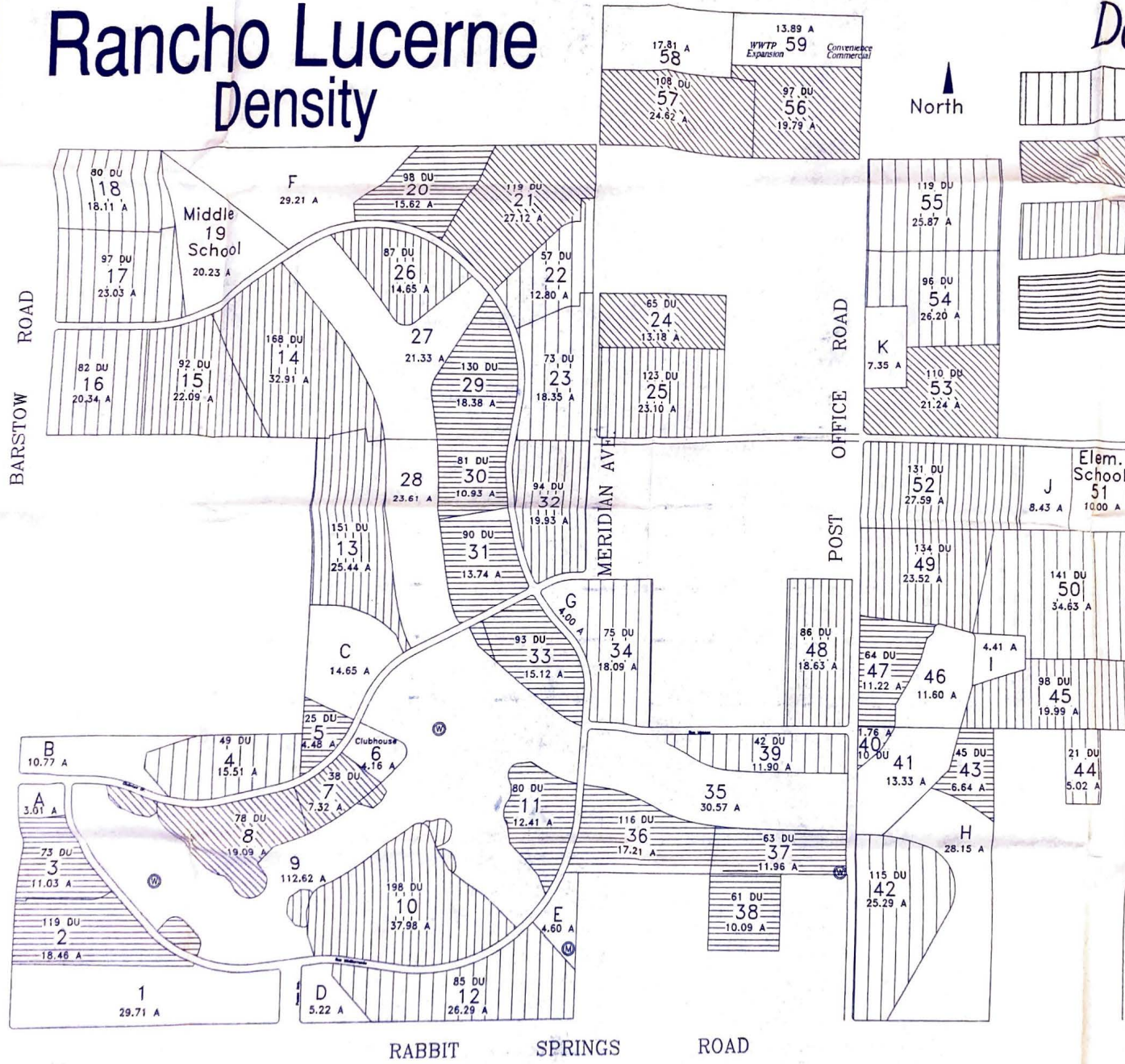
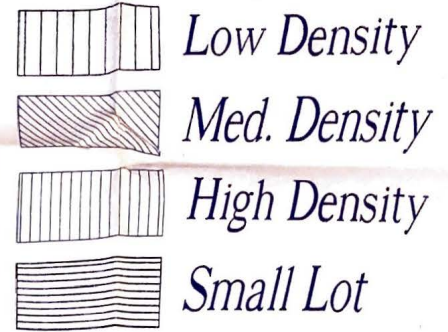
APPROVED BY THE COUNTY PLANNING OFFICER

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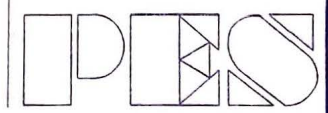
Mike Walling
Senior Assoc. Planner

Rancho Lucerne Density

Density



Water Well
Monitoring Well



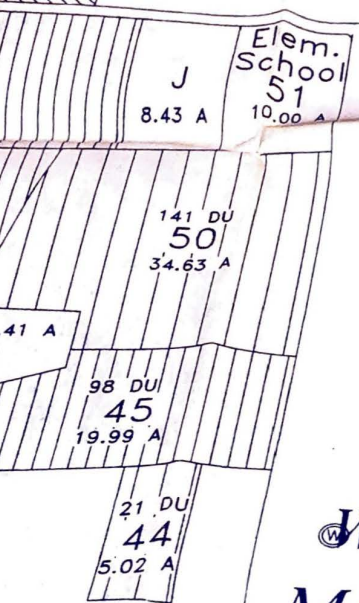
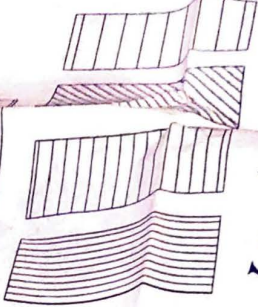
Density

Low Density

Med. Density

High Density

Small Lot



 *Water Well*
 *Monitoring Well*

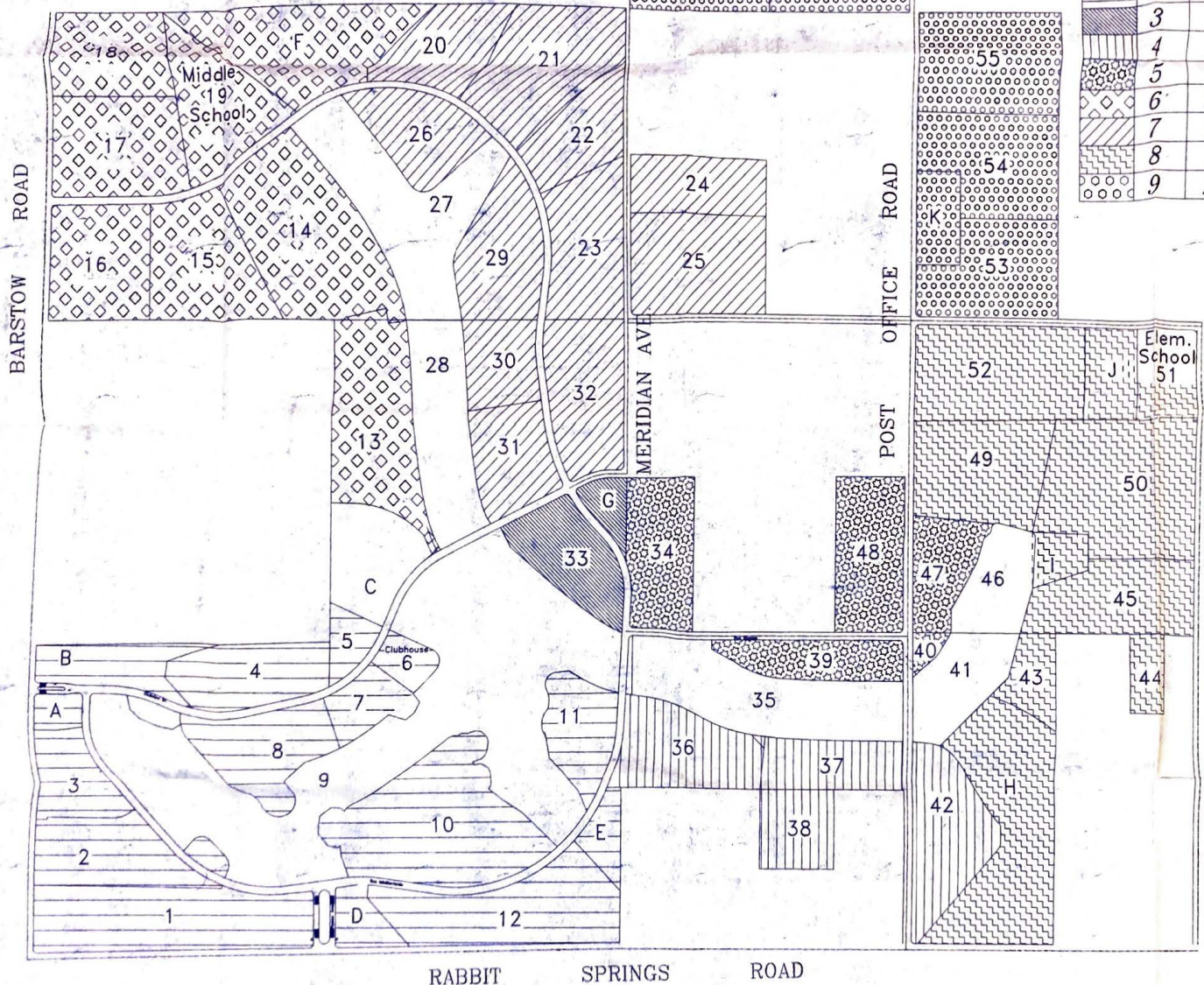
OPES

APPROVED BY THE COUNTY PLANNING OFFICER

3-23 1998

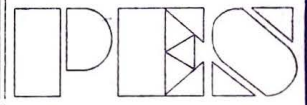
Mike Wilking, Senior Assoc. Planner

Rancho Lucerne Phasing Plan



Phasing Summary

Phase	Low	Med.	High	Small Lot
1				
2	134	116	198	297
3	0	0	0	93
4	115	0	0	240
5	118	0	86	74
6	259	0	411	0
7	131	180	307	392
8	170	0	354	45
9	215	315	0	0



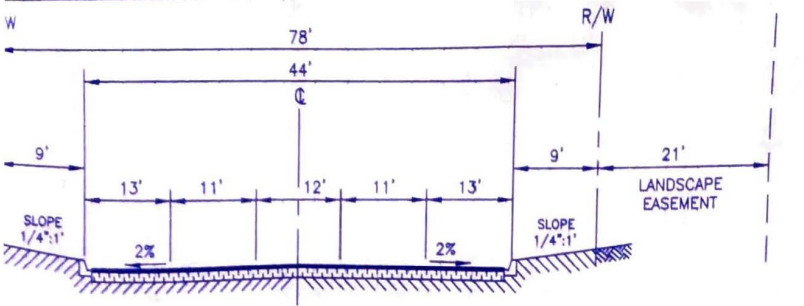
Phasing Summary

Phase	Low	Med.	High	Small Lot
1				
2	134	116	198	297
3	0	0	0	93
4	115	0	0	240
5	118	0	86	74
6	259	0	411	0
7	131	180	307	392
8	170	0	354	45
9	215	315	0	0

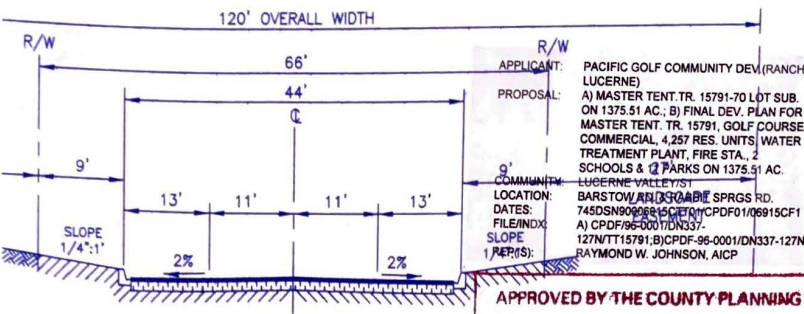


IPES

APPROVED BY THE COUNTY PLANNING OFFICER
 3-23 1978
 Mike Williams, Senior Assoc. Planner



MAIN INTERNAL ROADS AT INTERSECTIONS



MAIN INTERNAL ROADS

APPLICANT: PACIFIC GOLF COMMUNITY DEV (RANCHO LUCERNE)
 PROPOSAL: A) MASTER TENT. TR. 15791-70 LOT SUB. ON 1375.51 AC.; B) FINAL DEV. PLAN FOR MASTER TENT. TR. 15791, GOLF COURSE, COMMERCIAL, 4,257 RES. UNITS, WATER TREATMENT PLANT, FIRE STA., 2 SCHOOLS & 11 PARKS ON 1375.51 AC.
 COMMUNITY: LUGERNE VALLEY/ST BARSTOW AND GARDIE SPRGS RD. 745DSN8006815C/TM/CPDF01/06915CF1
 LOCATION: A) CPDF/96-0001/DN337-127N/TT15791, B) CPDF-96-0001/DN337-127N
 DATES: RAYMOND W. JOHNSON, AICP
 FILE/INDX:
 SLOPE 1/4":1'

APPROVED BY THE COUNTY PLANNING

3-23 1998

Mike Williams, Senior Assoc.

DATE: Jan 15

LAND USE SERVICES DEPARTMENT



**COUNTY OF SAN BERNARDINO
PUBLIC SERVICES GROUP**

PLANNING DIVISION
 385 North Arrowhead Avenue • San Bernardino, CA 92415-0181 • (909) 387-4131
 First Floor Fax (909) 387-4301 • Third Floor Fax (909) 387-3223
 15505 Civic Drive • Victorville, CA 92392 • (760) 243-8245 • Fax (760) 243-8212

VALERY PILMER
 Director of Land Use Services

March 23, 1998

Pacific Golf Community Development, LLC
 2101 S. Barrington Ave.
 Los Angeles CA 90025

PES/Raymond Johnson
 26785 Camino Seco
 Temecula CA 92590

RE: A. CPDF/96-0001/DN337-127N/TT15791: Master Tentative Tract in nine phases with 50 numbered lots and 20 lettered lots on 1375.51 acres/ **Expiration Date: August 4, 2000**

B. CPDF/96-001/DN337-127N: Final Development Plan for nine phased Master Tentative Tract 15791 to establish 4,257 residential units, a 27 hole golf course, 30 acres of retail & office commercial, a wastewater treatment plant, 2 school sites, a fire station & 11 parks on 1375.51 acres/ **Expiration Date: August 4, 2003**

Dear Applicant:

Please be advised that the revised Master Tentative Tract 15791 and Final Development Plan for Rancho Lucerne have been approved per your request. The expiration date of this application remains the same as set forth on the original conditional approval letter of January 12, 1998. Revisions to the conditions of approval have also been made to accommodate the revised plans.

You may, within ten (10) days after receipt of this notice, appeal this in writing to the County Planning Commission for consideration thereof. The appeal must be made on forms available from the Public Information Counter at the address listed above or by calling me at (760) 243-8225.

Sincerely,

Mike Williams
 MIKE WILLIAMS, Senior Associate Planner
 PLANNING DIVISION

- Atch: 1. Revised CPDF Conditions of Approval dated March 23, 1998
 2. Approved Revised Final Development Plan Text dated October 22, 1997 & December 17, 1997
 3. Approved Revised Maps: Tentative Tract 15791; Final Development Plan; Density; Phasing Plan

- cc: County Fire Department (VV) Division of Environmental Health Services (SB)
 Building and Safety Division (SB & VV) Land Development Engineering (VV)
 Surveyor Division (SB) Mojave Water Agency (AV)
 Special Districts Department (SB) County Water and Sanitation District (VV)

JAMES J. BLAWEK
 County Administrative Officer
 TIM KELLY
 Assistant County Administrator
 Public Services Group

Board of Supervisors
 KATHY A. DAVIS First District DENNIS HAHSBERGER Third District
 JON D. MIKELS Second District LARRY WALKER Fourth District
 JERRY EAVES Fifth District