CITY OF WILDOMAR PLANNING COMMISSION

SPECIAL MEETING OF JANUARY 15, 2014

AT 6:30 P.M.

Council Chambers
23873 Clinton Keith Road, Suite #111

Stan Smith, Chairman
Veronica Langworthy, Vice-Chair
Robert Devine, Planning Commissioner
Bobby L. Swann III, Planning Commissioner

Matthew C. Bassi
Planning Director

Erica L. Vega
Assistant City Attorney

WILDOMAR PLANNING COMMISSION SPECIAL MEETING AGENDA FOR JANUARY 15, 2014

ORDER OF BUSINESS: Public sessions of the January 15, 2014 special meeting of the Planning Commission begins at 6:30 p.m.

REPORTS: The Planning Commission agenda packet/reports are available for review at Wildomar City Hall, Planning Department located at 23873 Clinton Keith Road, Suite #201 and on the City's website, http://www.cityofwildomar.org/planning-commission-minutes.asp. Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours.

PUBLIC COMMENTS: Prior to the business portion of the agenda, the Planning Commission will receive public comments regarding any items or matters within the jurisdiction of the governing body. The Chairman will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a "Public Comment Card" available at the Chamber door. The completed form is to be submitted to the Planning Commission Clerk prior to an individual being heard. Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

CONSENT CALENDAR: Consent Calendar items will be acted on by one roll call vote unless Council members, staff, or the public request the item be discussed and/or removed from the Consent Calendar for separate action.

PLEASE TURN ALL DEVICES TO VIBRATE/MUTE/OFF FOR THE DURATION OF THE MEETING. YOUR COOPERATION IS APPRECIATED.

CALL TO ORDER – SPECIAL MEETING - 6:30 P.M.

ROLL CALL

FLAG SALUTE

PUBLIC COMMENTS

This is the time when the Planning Commission receives general public comments regarding any items or matters within the jurisdiction of the Planning Commission that do not appear on the agenda. Each speaker is asked to fill out a "Public Comments Card" available at the Chamber door and submit the card to the Planning Commission Secretary. Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker. Prior to taking action on any open session agenda item, the public will be permitted to comment at the time it is considered by the Planning Commission.

APPROVAL OF THE AGENDA AS PRESENTED

The Planning Commission to approve the agenda as it is herein presented, or, if it the desire of the Planning Commission, the agenda can be reordered at this time.

1.0 CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Commission, the Public, or Staff request that specific items are removed from the Consent Calendar for separate discussion and/or action.

1.1 Minutes – December 4, 2013 Regular Meeting
Recommendation – Staff Recommends that the Planning Commission approve the Minutes as submitted.

1.2 Minutes – December 18, 2013 Special Meeting
Recommendation – Staff Recommends that the Planning Commission approve the Minutes as submitted.

2.0 PUBLIC HEARINGS

2.1 Tentative Tract Map 25122 Minor Change (Planning Application No. 13-0121):

Planning Commission consideration of a minor change to Tentative Tract Map No. 25122 located at the southwest corner of Palomar Street and McVicar Street (APN's: 380-080-004; 380-080-12; 380-080-013; 380-080-014; & 380-140-015).

RECOMMENDATION:

The Planning Department recommends the Planning Commission take the following action:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 14-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A MINOR CHANGE TO TENTATIVE TRACT MAP NO. 25122 (PLANNING APPLICATION NO. 13-0121) LOCATED AT THE SOUTHWEST CORNER OF PALOMAR STREET AND MCVICAR STREET (APN: 380-080-004; 380-080-12; 380-080-013; 380-080-014; & 380-140-015).

2.2 Tentative Tract Map 32078 Minor Change (Planning Application No. 13-0122):

Planning Commission consideration of a minor change to Tentative Tract Map No. 32078 located on the west side of Palomar Street approximately 1,520 feet south of McVicar Street (APN's: 380-080-008, 380-080-009, 380-140-001).

RECOMMENDATION:

The Planning Department recommends the Planning Commission take the following action:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 14-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A MINOR CHANGE TO TENTATIVE TRACT MAP NO. 32078 (PLANNING APPLICATION NO. 13-0122) LOCATED ON THE WEST SIDE OF PALOMAR STREET APPROXIMATELY 1,520 FEET SOUTH OF MCVICAR STREET (APN'S: 380-080-008, 380-080-009, 380-140-001).

3.0 GENERAL BUSINESS

3.1 Capital Improvement Program for 2013/14 – 2017/18:

Planning Commission review of the amended Public Works Department Capital Improvement Program for Fiscal Years 2013 – 2018 to determine consistency with the City of Wildomar General Plan.

RECOMMENDATION:

The Planning Department recommends the Planning Commission take the following action:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 14-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA DETERMINING THAT THE AMENDED 2013-2018 CAPITAL IMPROVEMENT PROGRAM IS IN CONFORMANCE WITH THE CITY OF WILDOMAR GENERAL PLAN

3.2 Strata/Clinton Keith GPA Initiation Request (PA No. 13-0041):

The applicant (Strata Equity Group) is requesting Planning Commission recommendation to the City Council, in accordance with Section 17.08.040.B of the Zoning Ordinance, to initiate a General Plan Amendment (GPA) to change the land use from Business Park (BP) to Commercial retail (CR) for a 10-acre portion of a 20 acre site located at the southwest corner of Yamas Drive and Clinton Keith Road (APN: 380-250-003).

RECOMMENDATION:

That the Planning Commission recommend the City Council allow the initiation of a General Plan Amendment for Planning Application No. 13-0041 in accordance with Section 17.08.040.B of the Zoning Ordinance.

PLANNING DIRECTOR REPORT

This item is reserved for the Planning Director to report on items not on the agenda. No action by the Planning Commission is needed.

ASSISTANT CITY ATTORNEY REPORT

This item is reserved for the Assistant City Attorney to report on items not on the agenda. No action by the Planning Commission is needed.

PLANNING COMMISSION COMMUNICATIONS

This item is reserved for the Planning Commission to make comments on items not on the agenda, request information and/or provide direction to the Planning Department staff.

FUTURE AGENDA ITEMS

ADJOURNMENT

The City of Wildomar Planning Commission special meeting of January 15, 2014 is hereby adjourned.

RIGHT TO APPEAL:
Any decision of the Planning Commission may be appealed to the Planning Commission provided the required appeal application and the $964 filing fee is submitted to the City Clerk within ten (10) calendar days proceeding the Planning Commission's action on any given project.

REPORTS:
All agenda items and reports are available for review at Wildomar City Hall, 23873 Clinton Keith Road, Suite 201, Wildomar, California 92595. Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours. If you wish to be added to the regular mailing list to receive a copy of the agenda, a request must be made through the Planning Department in writing or by e-mail.

ADDITIONS/DELETIONS:
Items of business may be added to the agenda upon a motion adopted by a minimum 2/3 vote finding that there is a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Planning Commission.

ADA COMPLIANCE:
If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the Planning Department either in person or by telephone at (951) 667-7751, no later than 10:00 A.M. on the day preceding the scheduled meeting.

POSTING STATEMENT:
On or before January 10, 2014, a true and correct copy of this agenda was posted at the three (3) designated places: 1) Wildomar City Hall, 23873 Clinton Keith Road; 2) United States Post Office, 21392 Palomar Street; and 3) Mission Trail Library, 34303 Mission Trail Road.

Matthew C. Bassi
Planning Director

AGENDA SECTION 1.0

CONSENT CALENDAR ITEMS

Agenda Item 1.1

CITY OF WILDOMAR
OFFICIAL PLANNING COMMISSION MEETING MINUTES OF DECEMBER 4, 2013

CALL TO ORDER

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Smith at 6:30 P.M. at Wildomar City Hall, Council Chambers.

ROLL CALL

Present: Stan Smith, Chairman, Robert Devine, Commissioner, Bobby L. Swann III, Commissioner, Veronica Langworthy Commissioner.

Absent:

Staff Present
Matthew Bassi, Planning Director
Mark Teague, Planning Manager
Alfredo Garcia, Assistant Planner
Erica Vega, Assistant City Attorney
Dan York, Public Works Director / City Engineer

FLAG SALUTE

Chairman Smith led the flag salute.

PUBLIC COMMNENT:

None

APPROVAL OF AGENDA AS SUBMITTED

Chairman Smith asked the Commission for a motion to approve the agenda as submitted. Commissioner Devine motioned to approve the agenda as submitted. The motion was seconded by Commissioner Langworthy. Motion carried 4-0-0, with the following vote resulting:

AYES:	DEVINE, SWANN, LANGWORTHY, SMITH
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

1.0 CONSENT CALENDAR

No Consent Items.

2.0 PUBLIC HEARINGS

No public hearing items.

3.0 GENERAL BUSINESS ITEMS:

3.1 2014 Wildomar General Plan Update Project – Workshop #1:

Planning Commission workshop/discussion regarding the 2014 General Plan Update Project.

Director Bassi made a presentation to the Planning Commission.

Mark Teague made a presentation to the Planning Commission.

George Taylor resident, commented on the agenda item.

Kevin Hayes resident, commented on the agenda item.

Monty Goddard resident, commented on the agenda item.

Maria Walker resident commented on the agenda item.

Commissioner Devine commented on the agenda item.

Chairman Smith commented on the agenda item.

Commissioner Langworthy commented on the agenda item.
Commissioner Swann commented on the agenda item.

Sharon Heil resident commented on the agenda item.

With no further discussion from the Commission, Chairman Smith closed the public comments and thanked staff for their informative session.
No action was taken.

3.2 Election of New Planning Commission Officers:
Planning Commission consideration to elect a new Chairperson and Vice-Chairperson for the 2014 calendar year in accordance with the City of Wildomar Planning Commission Bylaws.

Commissioner Langworthy MOTIONED to nominate Commissioner Stan Smith for Chairman. The MOTION was seconded by Commissioner Devine. The Motion carried 3-1-0, with the following vote resulting:

AYES: DEVINE, SMITH, LANGWORTHY
NOES: SWANN
ABSENT: NONE
ABSTAIN: NONE

Chairman Smith MOTIONED to nominated Veronica Langworthy for Vice Chair. The MOTION was seconded by Commissioner Devine. The Motion carried 3-1-0, with the following vote resulting:

AYES: DEVINE, SMITH, LANGWORTHY
NOES: SWANN
ABSENT: NONE
ABSTAIN: NONE

Planning Directors Report

Director Bassi commented to the Planning Commissioners that the City is in the process of recruiting for the fourth Planning Commission position.

Assistant City Attorney's Report

No report

Planning Commission Communications

Vice Chair Langworthy thanked everyone for an informative meeting regarding the General Plan update workshop..

Commissioner Devine informed everyone of fire hydrant thefts occurring in the City.

With no other communications, Chairman Smith adjourned the regular Planning Commission meeting of December 4, 2013 at 8:05 P.M.

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Matthew C. Bassi
Planning Director/Minutes Secretary

AGENDA ITEM 1.2

CITY OF WILDOMAR
OFFICIAL SPECIAL PLANNING COMMISSION MEETING MINUTES
OF DECEMBER 18, 2013

CALL TO ORDER

The special meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Smith at 6:30 P.M. at Wildomar City Hall, Council Chambers.

ROLL CALL

Present: Stan Smith, Chairman, Veronica Langworthy Vice-Chair, Robert Devine, Commissioner, Bobby L. Swann III, Commissioner.

Absent:

Staff Present Matthew Bassi, Planning Director
Alfredo Garcia, Assistant Planner
Erica Vega, Assistant City Attorney

FLAG SALUTE

Commissioner Devine led the flag salute.

PUBLIC COMMENT:

Mr. Gary Andre, resident, provided public comment.

APPROVAL OF AGENDA AS SUBMITTED

Chairman Smith asked the Commission for a motion to approve the agenda as submitted. Commissioner Devine motioned to approve the agenda as submitted. The motion was seconded by Vice-Chair Langworthy. Motion carried 4-0-0, with the following vote resulting:

AYES: LANGWORTHY, SMITH, DEVINE, SWANN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

1.0 CONSENT CALENDAR

1.1 Approval of the October 16, 2013 Planning Commission minutes.

Commissioner Swann motioned to approve the October 16, 2013 Planning Commission minutes with amendments. The motion was seconded by Commissioner Devine. Motioned carried 4-0-0 with the following vote resulting:

AYES: DEVINE, SMITH, LANGWORTHY, SWANN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

1.2 Approval of the November 20, 2013 Planning Commission minutes.

Chairman Smith motioned to approve the November 20, 2013 Planning Commission minutes as submitted. The motion was seconded by Commissioner Swann. Motion carried 4-0-0 with the following vote resulting:

AYES: DEVINE, SMITH, LANGWORTHY, SWANN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

2.0 PUBLIC HEARINGS

2.1 Tentative Tract Map No. 36519 (Planning Application No. 12-0392):
Planning Commission consideration for the adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring & Reporting Program (MMRP) and approval of Tentative Tract Map No. 36519 for the subdivision of approximately 5.4 acres into 10 lots (1/2 acre each) for future single family residential development in the R-R (Rural Residential) zone, located at 34915 Orange Street (APN: 367-170-029).

Prior to the presentation taking place , Commissioner Devine recused himself from the public hearing item and left the Council Chambers.

Assistant Planner Garcia made a presentation to the Planning Commission.

Chairman Smith opened the public hearing.

Tom Love, Applicant representative/engineer, commented on the agenda item.

Gary Andre resident, commented on the agenda item.

Jeff Fagin, Wildomar Ranches HOA representative, commented on the agenda item.

Tom Love, project representative engineer, responded to the public comments.

With no further comments, Chairman Smith closed the public hearing.

Upon conclusion of Commission comments/questions to staff, Chairman Smith asked for a motion to approve PC Resolution No. 13-15 adopting a Mitigated Negative Declaration for the project. A motion was made by Commissioner Swann, and was seconded by Vice-Chair Langworthy. The Motion carried 4-0-1, with the following vote resulting:

AYES:	SWANN, SMITH, LANGWORTHY
NOES:	NONE
ABSENT:	NONE
RECUSED:	DEVINE

Upon conclusion of Commission comments/questions to staff, Chairman Smith asked for a motion to approve PC Resolution No. 13-16 with amendments to the conditions of approval. A motion was made by Commissioner Swann, and was seconded by Vice-Chair Langworthy. The Motion carried 3-0-1, with the following vote resulting:

AYES:	SWANN, SMITH, LANGWORTHY
NOES:	NONE
ABSENT:	NONE
RECUSED:	DEVINE

Commissioner Devine returned to the Council Chambers.

2.2 Public Use Permit No. 12-0105 (Planning Application No. 12-0105):
Planning Commission consideration of a Public Use Permit (PUP) to construct three (3) modular trailers totaling 1,800 square feet each to be used as Sunday School classrooms as an extension to an existing church (Gracepoint of the Nazarene) located at 21400 Canyon Drive (APN: 367-020-031).

Assistant Planner Garcia made a presentation to the Planning Commission.

Chairman Smith opened the public hearing.

No comments were received from the public on the agenda item.

Chairman Smith closed the public hearing.

With no further discussion from the Commission, Chairman Smith asked for a motion to approve PC Resolution No. 13-22 as submitted. A motion was made by Vice-Chair Langworthy, and was seconded by Commissioner Devine. Motion carried 4-0-0, with the following vote resulting:

AYES:	SMITH, LANGWORTHY, DEVINE, SWANN.
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

3.0 GENERAL BUSINESS ITEMS:

3.1 Strata/Prielipp GPA Initiation Request (Planning Application No. 13-0039):
The applicant (Strata Equity Group) is requesting a Planning Commission recommendation to the City Council in accordance with Section 17.08.040.B of the Zoning Ordinance to initiate a proposed general plan land use amendment on a 20.2-acre site from Business Park (BP) to High Density Residential (HDR) to accommodate a future 86-unit/104-bed Congregate Care Facility/Assisted Living Facility on 7.5 acres of the site, and a 143-unit townhome multi-family project on 12.7 acres of the site located at the northwest corner of Elizabeth Lane and Prielipp Road (APN: 380-250-023).

Director Bassi made a presentation to the Planning Commission.

Applicant representative Eric Flodine made a presentation to the Planning Commission.

With no further discussion from the Commission, Chairman Smith asked for a motion on the agenda item. A motion was made by Commissioner Swann to allow the initiation of the General Plan Amendment as proposed. The motion was not seconded, thus, the motion failed.

Chairman Smith asked for a new motion. Vice-Chair Langworthy made a motion recommending to the City Council that they not allow the initiation of the proposed General Plan Amendment process for this agenda item. The motion was seconded by Commissioner Devine. Motion carried 3-0-1, with the following vote resulting:

AYES:	SMITH, LANGWORTHY, DEVINE.
NOES:	SWANN.
ABSENT:	NONE
ABSTAIN:	NONE

Planning Directors Report

Director Bassi informed the Planning Commission that the City will be extending the applications for the vacant Planning Commission seat into January 2014.

Director Bassi further informed the Commission that City Council adopted and approved the 2013-2021 Housing Element update project.

Assistant City Attorney's Report

Assistant City Attorney Vega, informed the Commission that the firm Burke, Williams & Sorensen, LLP will be holding a presentation on the Brown Act at a local conference in the near future.

Planning Commission Communications

With no other communications, Chairman Smith adjourned the Special Planning Commission meeting of December 18, 2013 at 8:52 P.M.

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Matthew C. Bassi
Planning Director/Minutes Secretary

AGENDA SECTION 2.0

PUBLIC HEARING ITEMS

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: January 15, 2014

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: **Minor Change to Tentative Tract Map No. 25122 (PA 13-0121):** Planning Commission consideration of a minor change to Tentative Tract Map No. 25122 located at the southwest corner of Palomar Street and McVicar Street (APN's: 380-080-004; 380-080-012; 380-080-013; 380-080-014; & 380-140-015).

RECOMMENDATION:

The Planning Department recommends the Planning Commission take the following action:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 14-01

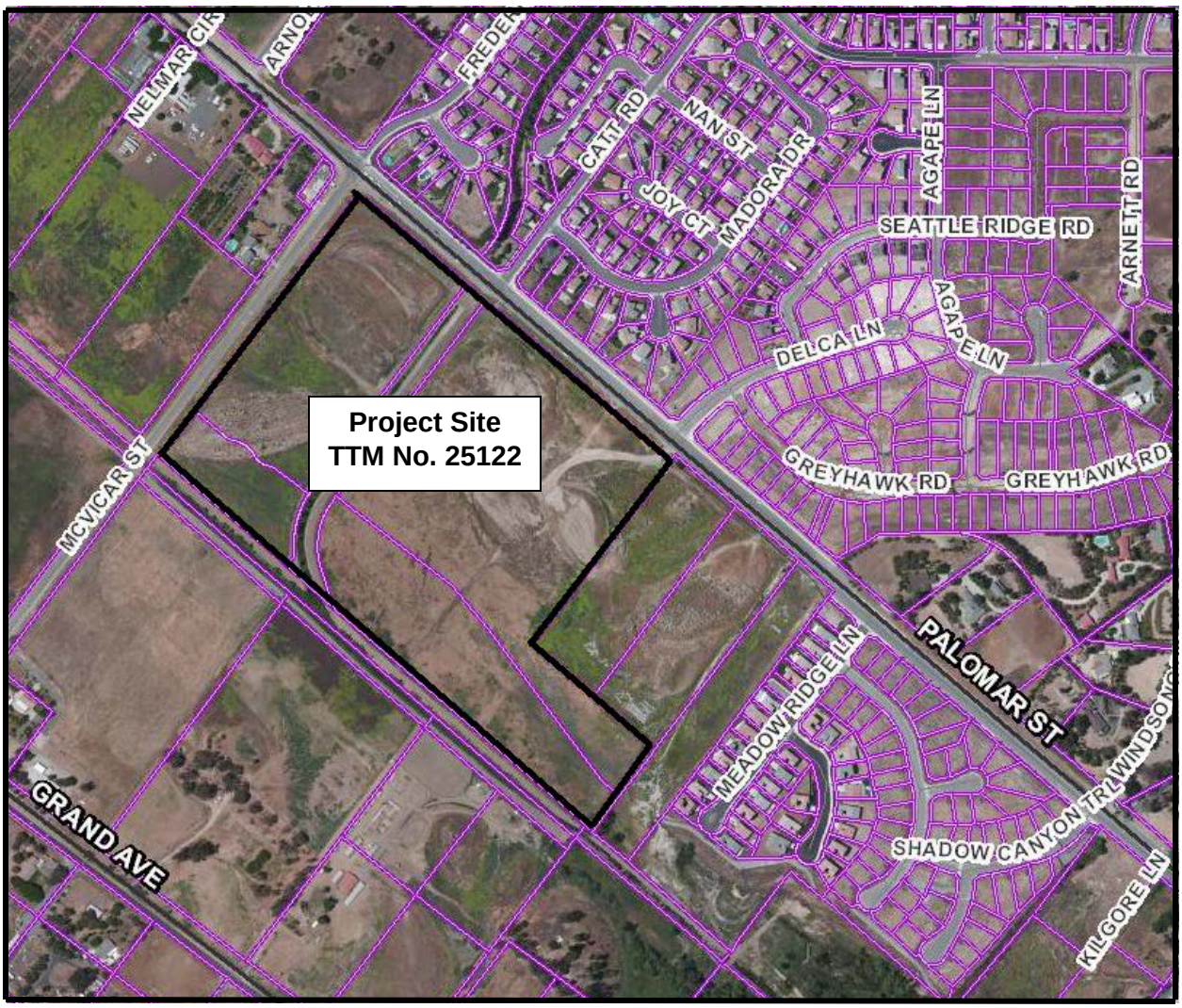
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A MINOR CHANGE TO TENTATIVE TRACT MAP NO. 25122 (PLANNING APPLICATION NO. 13-0121) LOCATED AT THE SOUTHWEST CORNER OF PALOMAR STREET AND MCVICAR STREET (APN: 380-080-004; 380-080-012; 380-080-013; 380-080-014; & 380-140-015).

BACKGROUND / DESCRIPTION

The applicant (CV Communities) is proposing several minor changes to its approved tentative tract map (TTM No. 25122). The applicant submitted to the Engineering Department the final map and street improvement plans for review. As part of this review, the City Engineer has determined that the final map did not substantially conform to the approved tentative map. Thus, a minor change is required in accordance with Section 16.12.220 of the Wildomar Municipal Code before the final map can be reviewed by City Council.

Tentative Tract Map No. 25122 is an approved 102-lot single family residential subdivision located at the southwest corner of Palomar Street and McVicar Street. The vicinity map on the following page illustrates the location of the project site and surrounding area.

Vicinity/Location Map



Tentative Tract Map No. 25122 was approved by the County of Riverside on January 30, 2002. In connection with the tract map approval, the County also adopted a Mitigated Negative Declaration (EA No. 34891). The tentative map received three (3) time extensions from the County of Riverside, and a fourth time extension was applied for on December 4, 2007 just prior to the tract map expiration date. The tract map remains currently active and falls within the automatic time extensions approved by the state of California as part of SB 1185, AB 333, AB 208 and AB 116.

Proposed Minor Changes:

The changes being proposed by the applicant are as follows:

1) Reduce the number of approved developable lots from 102 to 98 lots (4-lot reduction).

2) Three of the four reduced lots (i.e., A, B-1 and B-2 along Palomar and McVicar Streets) will be converted to water quality basins to meet current enhanced regional water quality requirements. These basins will also reduce drainage by detaining water on-site.

3) Modify the tentative pad elevations by a differential of ±4.9 feet to meet the requirements of the approved 2007 Conditional Letter of Map Revision (CLOMR) on the property.

4) Relocate the project entry on McVicar Street to the west to align with the future entry for proposed tract map to the north (TTM No. 32035), and away from northerly neighbor's existing driveway.

5) Add a 40-foot wide easement between lots number 16 & 17 for secondary emergency access into the northern portion of the tract.

6) Eliminate a storm drain easement between existing lots number 18 and 19.

In addition, the City is proposing that the existing condition of approval "10. Every. 3 Map – Hold Harmless" regarding the applicant's duty to indemnify the City be amended to reflect the City's current standard indemnity condition/provision. This has been added to PC Resolution No. 14-01 (Section 4).

PROJECT ANALYSIS

The minor changes proposed by the applicant have been reviewed by the Public Works Director/City Engineer and Planning Director. As outlined in Section 16.04.060 (Definitions) of the Wildomar Municipal Code, a "minor change" is defined as follows:

> " '*Minor change'* means a minor modification of an approved tentative map that includes, but is not limited to, a change in lot lines, lot design or street alignment, building pad location or grading proposals provided the basic design concept is retained. A minor change may decrease, but not increase the number of approved lots. A minor change may alter or delete any condition of approval which is no longer appropriate or necessary. Notwithstanding the above, or any other provision herein to the contrary, a request to alter or delete a condition of approval of any approved tentative map within the boundaries of the following districts, shall in all instances, be considered a minor change:

Assessment District No. 159, Assessment District 161, Community Facilities District No. 84-2, Community Facilities District No. 87-1, Community Facilities District No. 87-5, and Community Facilities District No. 88-8."

There are no specific findings in the Municipal Code required for a minor change; however, the definition above, sets the criteria by which the Public Works Director/City Engineer and Planning Director's can make a recommendation on a applicant's request. Each request for a minor change has been analyzed against the above criteria as follows:

1) Request - Reduce the number of approved developable lots from 102 to 98 lots (4-lot reduction).

   Staff Finding - This request meets the definition of a minor change since the request is being made to reduce the number of approved lots and not to increase the number of lots.

2) Request - Three of the four reduced lots (i.e., A, B-1 and B-2 along Palomar and McVicar Streets) will be converted to water quality basins to meet current enhanced regional water quality requirements. These basins will also reduce drainage by detaining water on-site.

   Staff Finding - This request meets the definition of a minor change since the request being made to include 3 water quality basins will improve water quality for the project.

3) Request - Modify the tentative pad elevations by a differential of ±4.9 feet to meet the requirements of the approved 2007 Conditional Letter of Map Revision (CLOMR) on the property.

   Staff Finding - This request meets the definition of a minor change since the request to modify the pad elevations retain the basic design concept approved with the tentative tract map.

4) Request - Relocate the project entry on McVicar Street to the west to align with the future entry for proposed tract map to the north (TTM No. 32035), and away from northerly neighbor's existing driveway.

   Staff Finding - This request meets the definition of a minor change since the project entry is designed to meet city standards, it will retain the basic design concept approved with the tentative tract map, and increase safety for future residents. Further, the revised entry location will improve traffic flow between this tract and the future tract (TTM 32035), while eliminating exit traffic directly across the existing driveway to the north (i.e., Castanon property).

5) Request – Add a 40-foot wide easement between lots number 16 & 17 for secondary emergency access into the northern portion of the tract.

   Staff Finding - This request meets the definition of a minor change since the easement will not affect the basic design concept approved with the original tentative tract map, while improving emergency access to the northern section of the tract along McVicar Street.

6) Request – Eliminate a storm drain easement between existing lots number 18 and 19.

   Staff Finding - This request meets the definition of a minor change since the storm drain easement at this location is not needed. The project will accommodate storm water run-off with the proposed detention/water quality basins.

In addition, the City's proposed revision to condition of approval "10. Every. 3 Map – Hold Harmless" is consistent with the definition of a "minor change," which allows for alterations to conditions of approval. The revised condition has been added to PC Resolution No. 14-01 (Section 4).

Based on the criteria outlined in Section 16.04.060 of the Wildomar Municipal Code, it is staff's opinion that each minor changes meet the criteria to support finding the changes to Tentative Tract Map No. 25122 as a minor change. Therefore, staff is recommending the Commission approve the minor change request by adopting PC Resolution No. 14-01 (Attachment A).

For Commission information, a copy of the conditions for TM No. 25122, a copy of the environmental assessment (EA No. 34891) approved and adopted by Riverside County are provided in Attachments B and C. A reduced copy of the approved tract map and final map (with minor changes) are provided in Exhibits D and E. Full size copies of the approved tentative tract map and the proposed final map (with the minor changes) are also provided for Commission review as Attachments F&G.

CEQA DISCUSSION

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a Mitigated Negative Declaration was prepared, considered and approved by the County Planning Commission and the County Board of Supervisors in approving Tentative Tract Map No. 25122 and a notice of determination was filed. Upon evaluation of the applicants' request, staff recommends the Wildomar Planning Commission determine that the proposed minor changes to the final map for TTM 25122 do not significantly change the design or project features evaluated in the original MND prepared and adopted by Riverside County. Further, upon incorporation of the City of Wildomar, the City adopted the

General Plan and Zoning Ordinance of Riverside County that were used to consider and approve Tentative Tract Map 25122. Since incorporation, the City has not made any amendments to the General Plan land use designation of Medium Density Residential (MDR) or to the R-1 (One-Family Dwelling) Zoning designation that would affect the approved tract map. In addition, the applicant and City staff have thoroughly investigated whether the environmental setting of TTM 25122 has changed since the map was first approved and presented their findings to the Planning Commission on August 7, 2013 as a part of the Planning Commission's consideration of the Development Agreement for TTM 25122. Staff concluded, and the Planning Commission agreed, that there had been no significant changes to the environmental setting of TTM 25122 that would warrant further analysis under CEQA.

As there have been no changes in the project, no changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects, none of the conditions exist that might otherwise require a subsequent EIR, subsequent MND or subsequent Negative Declaration or an Addendum pursuant to Title 14 Cal. Code Regs. Section 15162.

PUBLIC NOTICING

In accordance with Title 16, Section 16.12.140 of the Wildomar Municipal Code, the Planning Department on January 3, 2013 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the public hearing for the proposed minor change to TTM No. 25122 to be held on January 15, 2014. In addition, the Planning Department on December 30, 2013 mailed the public hearing notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the January 15, 2014 public hearing. The same notice was also mailed on December 30, 2013 to the Elsinore Valley Municipal Water District (EVMWD) and the Lake Elsinore Unified School District LEUSD) in accordance with the City's Code notifying them of the January 15, 2014 public hearing.

Respectfully Submitted,	Reviewed By,
Matthew C. Bassi	Erica Vega
Planning Director	Assistant City Attorney

ATTACHMENTS

A. PC Resolution No. 14-01
B. County Approved Conditions of Approval for TM 25122
C. County Approved Environmental Assessment (MND - EA No. 34891)
D. Reduction of the approved TTM 25122
E. Reduction of the final TTM 25122 with the minor changes.
F. Full size copy of the County approved TM 25122 (under separate cover)
G. Full size copy of the proposed final map for TM 25122 (under separate cover)

ATTACHMENT A

PC Resolution No. 14-01

PC RESOLUTION NO. 14-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A MINOR CHANGE TO TENTATIVE TRACT MAP NO. 25122 (PLANNING APPLICATION NO. 13-0121) LOCATED AT THE SOUTHWEST CORNER OF PALOMAR STREET AND MCVICAR STREET (APN: 380-080-004; 380-080-012; 380-080-013; 380-080-014; & 380-140-015).

WHEREAS, an application for a Minor Change to Tentative Tract Map No. 25122 (Planning Application No. 13-0121) has been filed by:

Applicant / Owner:	C.V. Communities, Inc.
Authorized Agent:	Mr. Adam Smith
Project Location:	Southwest Corner of Palomar Street & McVicar Street
APN Number:	380-080-004; 380-080-012; 380-080-013; 380-080-014; & 380-140-015); and

WHEREAS, the County of Riverside approved Tentative Tract Map No. 25122 on January 30, 2002; and

WHEREAS, the County of Riverside in connection with the approval of Tentative Tract Map No. 25122, adopted a Mitigated Negative Declaration (EA No. 34891) on January 30, 2002; and

WHEREAS, Tentative Tract Map No. 25122 permits the development of 102 single family homes on the property, which is owned by CV Communities, Inc.; and

WHEREAS, the County of Riverside approved three (3) time extensions for TM No. 25122, and accepted a fourth time extension on December 4, 2007 (prior to the tract map expiration date). In addition, pursuant to extensions approved by Riverside County and the operation of State legislation, Tentative Tract Map No. 25122 remains in effect as of the date of this Resolution; and

WHEREAS, in accordance with Title 16, Section 16.12.140 of the Wildomar Municipal Code, the Planning Department on January 3, 2014 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the public hearing for the proposed minor change to TTM No. 25122 to be held on January 15, 2014; and

WHEREAS, in accordance with Title 16, Section 16.12.140 of the Wildomar Municipal Code, the Planning Department on December 30, 2013 mailed a legal notice of public hearing to all adjacent property owners within a 600-foot radius of the project site notifying them of the January 15, 2014, 2013 public hearing; and

WHEREAS, in accordance with Title 16, Section 16.12.140 of the Wildomar Municipal Code, the Planning Department on December 30, 2013 mailed a legal notice of public hearing to the Elsinore Valley Municipal Water District (EVMWD) and the Lake Elsinore Unified School District LEUSD) notifying them of the January 15, 2014 public hearing; and

WHEREAS, in accordance with Wildomar Municipal Code Section 16.12.220, the City of Wildomar Planning Commission conducted the duly noticed public hearing on January 15, 2014, at which time interested persons had an opportunity to testify in support of, or opposition to the proposed minor changes to Tentative Tract Map No. 25122, and at which time the Planning Commission received public testimony concerning the minor changes and approved Planning Application No. 13-0121.

NOW THEREFORE, the Planning Commission of the City of Wildomar does hereby resolve, determine, order as follows:

SECTION 1. <u>CEQA FINDINGS</u>.

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a Mitigated Negative Declaration (EA No. 34891) was prepared, considered and approved by the County Planning Commission and the County Board of Supervisors in approving Tentative Tract Map No. 25122 on January 30, 2002, and a notice of determination was filed in accordance with state law. Upon evaluation of the applicants' request, the Wildomar Planning Commission determines that the proposed minor changes to the final map for TTM 25122 does not significantly change the design or project features evaluated in the original MND prepared and adopted by Riverside County. Further, upon incorporation of the City of Wildomar, the City adopted the General Plan and Zoning Ordinance of Riverside County that were used to consider and approve Tentative Tract Map 25122. Since incorporation, the City has not made any amendments to the General Plan land use designation of Medium Density Residential (MDR) or to the R-1 (One-Family Dwelling) Zoning designation that would affect the approved tract map. In addition, the applicant and City staff have thoroughly investigated whether the environmental setting of TTM 25122 has changed since the map was first approved and presented their findings to the Planning Commission on August 7, 2013 as a part of the Planning Commission's consideration of the Development Agreement for TTM 25122. Staff concluded, and the Planning Commission agreed, that there had been no significant changes to the environmental setting of TTM 25122 that would warrant further analysis under CEQA.

As there have been no changes in the project, no changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects, none of the conditions exist that might otherwise require a subsequent EIR, subsequent MND or subsequent Negative Declaration or an Addendum pursuant to Title 14 Cal. Code Regs. Section 15162.

SECTION 2. MINOR CHANGE CRITERIA/FINDINGS

In accordance with the definition of a minor change outlined in Section 16.04.060 (Definitions) of the Subdivision Ordinance, the Planning Commission hereby determines that the proposed changes (as outlined below) to Tentative Tract Map No. 25122 meet the criteria for a minor change as follows:

1) Request - Reduce the number of approved developable lots from 102 to 98 lots (4-lot reduction).

   Staff Finding - This request meets the definition of a minor change since the request is being made to reduce the number of approved lots and not to increase the number of lots.

2) Request - Three of the four reduced lots (i.e., A, B-1 and B-2 along Palomar and McVicar Streets) will be converted to water quality basins to meet current enhanced regional water quality requirements. These basins will also reduce drainage by detaining water on-site.

   Staff Finding - This request meets the definition of a minor change since the request being made to include 3 water quality basins will improve water quality for the project.

3) Request - Modify the tentative pad elevations by a differential of ±4.9 feet to meet the requirements of the approved 2007 Conditional Letter of Map Revision (CLOMR) on the property.

   Staff Finding - This request meets the definition of a minor change since the request to modify the pad elevations retain the basic design concept approved with the tentative tract map.

4) Request - Relocate the project entry on McVicar Street to the west to align with the future entry for proposed tract map to the north (TTM No. 32035), and away from northerly neighbor's existing driveway.

   Staff Finding - This request meets the definition of a minor change since the project entry is designed to meet city standards, it will retain the basic design concept approved with the tentative tract map, and increase safety for future residents. Further, the revised entry location will improve traffic flow between this tract and the future tract (TTM 32035), while eliminating exit traffic directly across the existing driveway to the north (i.e., Castanon property).

5) Request – Add a 40-foot wide easement between lots number 16 & 17 for secondary emergency access into the northern portion of the tract.

   Staff Finding - This request meets the definition of a minor change since the easement will not affect the basic design concept approved with the original

tentative tract map, while improving emergency access to the northern section of the tract along McVicar Street.

6) Request – Eliminate a storm drain easement between existing lots number 18 and 19.

   Staff Finding - This request meets the definition of a minor change since the storm drain easement at this location is not needed. The project will accommodate storm water run-off with the proposed detention/water quality basins.

SECTION 3. PLANNING COMMISSION ACTION

The Planning Commission of the City of Wildomar, based on the criteria/findings above, hereby adopts PC Resolution No. 14-01 approving the minor changes to Tentative Tract Map No. 25122 as illustrated in Attachment G of this staff report, subject to the original conditions approved by Riverside County on January 30, 2002, and the amended condition outlined in Section 4 below.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission of the City of Wildomar hereby amends condition of approval "10. Every. 3 MAP – HOLD HARMLESS", as shown on Attachment B to the staff report, to read as follows:

> "The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the applicant of any Action brought and request that applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the

right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with applicant in the defense of any Action."

PASSED, APPROVED AND ADOPTED this 15th day of January, 2014 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
Stan Smith
Planning Commission Chairman

ATTEST:

_____
Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Eric Vega, Assistant City Attorney

ATTACHMENT B

County Approved Conditions of Approval for TTM 25122

RECEIVED AND FILED
MAR 20 2007
BY BOARD OF SUPERVISORS

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract No. 25122 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract No. 25122, Amended No. 6

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION INEFFECT

This tentative map proposes to subdivide 44.22 acres into 102 single family residential lots with a 7200 square foot minimum; and 2 Rural Residential (R-R) zoned lots totaling 11.23 acres.

10. EVERY. 3 MAP - HOLD HARMLESS INEFFECT

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION INEFFECT

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

10. GENERAL CONDITIONS

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS INEFFECT

All grading shall conform to the Uniform 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 & Safety Department.

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT INEFFECT

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

10.BS GRADE. 4 MAP-G1.6 DUST CONTROL INEFFECT

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 5 MAP-G2.5 2:1 MAX SLOPE RATIO INEFFECT

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

10.BS GRADE. 7 MAP-G2.8MINIMUM DRNAGE GRAD INEFFECT

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 9 MAP-G2.10 SLOPE SETBACKS INEFFECT

Observe slope setbacks from buildings and property lines per the Uniform Building Code - as amended by Ordinance 457.

FIRE DEPARTMENT

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

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. GENERAL CONDITIONS

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each interior and perimeter street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 XXM-10 YR CURB - 100 YR ROW INEFFECT

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. All lots shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 2 XXM-100 YR SUMP OUTLET INEFFECT

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. 3 XXM-COORDINATE DRAINAGE DESI INEFFECT

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.

10.FLOOD RI. 4 MAP FLOOD HAZARD RPT INEFFECT

This is a proposal to divide 44.22 acres into 102 residential lots and 2 rural residential zoned lots. The property is located on the south corner of McVicar Street and Palomar Street.

The southwest portion of the site is within the 100 year Zone A flood plain limits for Wildomar Channel as delineated on Panel 060245 2710C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Additionally FEMA has mapped a

10. GENERAL CONDITIONS

10.FLOOD RI. 4 MAP FLOOD HAZARD RPT (cont.) INEFFECT

floodway in association with the flood plain. The developer proposes to leave the floodway as rural residential zoned lots 103 and 104. Pads shall be elevated a minimum of 2 feet above the 100 year water surface and a minimum of 1 foot above the floodway elevation. Rock slope protection for fill slopes adjacent to the floodway shall be constructed to District standards including toe depth and a 15 foot wide maintenance road. The District would maintain the open space lot and the rock slope protection once an agreement has been executed between the developer and the District.

The developer may dedicate lots 103 and 104 to the District for maintenance and operation of the floodway and slope protection. Credit towards area drainage plan fees would be given for the right of way dedication per the Rules and Regulations for the Administration of Area Drainage Plans.

A Conditional Letter of Map Revision (CLOMR) shall be obtained from FEMA prior to the issuance of a grading permit for lots within the floodplain. It should be noted that it may be necessary to redesign the tract layout if there would be any negative impacts to adjacent upstream properties due to the current tract layout as determined in the flood plain study. This could result in the loss of lots.

The existing Wildomar MDP Line E will protect the tract from offsite flows from the northeast. Any work within the District's right of way for Line E will need to be addressed in the agreement.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE INEFFECT

The subdivision 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. 2 MAP - FEES FOR REVIEW INEFFECT

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

10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - FEES FOR REVIEW (cont.) INEFFECT

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. 5 MAP - LANDSCAPE MAINTENANCE INEFFECT

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

10.PLANNING. 9 MAP - ZONING STANDARDS INEFFECT

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-1 zone.

10.PLANNING. 10 MAP - 90 DAYS TO PROTEST INEFFECT

The project applicant 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.

10.PLANNING. 11 MAP - LIQUEFACTION REPORT INEFFECT

County Geologic Report (CGR) No. 957 was prepared by Petra Geotechnical in order to evaluate the liquefaction potential at the subject tract. The reports prepared for CGR 957 consist of the following Petra reports:

1."Geotechnical Investigation of Onsite Liquefaction Potential, Tentative Tract 21522, Wildomar Area, Riverside County, CA," dated July 11, 1997.

2. "Geotechnical Review of the Tentative Tract Map, Tract 25122, Palomar Street and McVicar Street, Wildomar Area, County of Riverside, CA," dated May 1, 1998.

3. "Response to County of Riverside, Planning Department Review Sheet for Tentative Tract Map No. 25122," dated

10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - LIQUEFACTION REPORT (cont.) INEFFECT

1/5/99.

CGR 957 determined that:

1. A potential for liquefaction exists at this site.

2. Liquefaction induced soil settlement is calculated to be up to 3 inches within soils layers at depths between 10 and 30 feet below the finished ground surface.

3. The possibility of lateral spreading of the ground surface during an earthquake is considered to be minimal at this site.

CGR 957 recommended that:

1. The entire site shall be overexcavated to provide a minimum 10 feet of engineered fill materials below the bottom of structural foundations, depending upon the actual finish grade elevations.

2. Post-tensioned slabs and foundation systems shall be used for proposed structures on the site.

3. The geotechnical consultant shall review and/or modify the above mentioned liquefaction mitigation recommendations once detailed grading and construction plans are prepared for this project site.

This report satisfies the requirement for a liquefaction report at this site. The recommendations made in CGR 957 shall be adhered to in the design and construction of this project.

10.PLANNING. 12 MAP - DESIGN STANDARDS INEFFECT

The design standards for the subject parcels are as follows:

a. Residential lots created by this map shall conform to the design standards of the R-1 zone.
b The front yard setback is 20 feet.
c. The side yard setback is 5 feet.
d. The street side yard setback is 10 feet.
e. The rear yard setback is 10 feet.
f. The minimum average width of each lot is 60 feet.

10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - DESIGN STANDARDS (cont.) INEFFECT

g. The maximum height of any building is 40 feet.
h. The minimum parcel size is 7,200 square feet.
i. No more than 50% of the lot shall be covered by structure.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCORACHMENT INTO THE SETBACK WITHOUT A SETBACK ADJUSTMENT OR VARIANCE.

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

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each residential unit to be constructed within a residential tract map in Western Riverside County.

10.PLANNING. 14 MAP - ORD NO. 659 (DIF) INEFFECT

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 cummulative 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 recinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

10.TRANS. 1 MAP - DRAINAGE 1 INEFFECT

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns,

10. GENERAL CONDITIONS

10.TRANS. 1 MAP - DRAINAGE 1 (cont.) INEFFECT

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. 2 MAP - DRAINAGE 2 INEFFECT

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 - TS/EXEMPT INEFFECT

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 9 MAP - STD INTRO 3(ORD 460/461) INEFFECT

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

10.TRANS. 10 MAP - UTILITY INSTALL. 1 INEFFECT

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE INEFFECT

The conditionally approved TENTATIVE MAP shall expire three (3) years after the County of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING INEFFECT

Prior to the approval of a phasing plan for TENTATIVE TRACT, a conceptual grading plan covering the entire TENTATIVE TRACT shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and

40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING (cont.) INEFFECT

sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual phases of the TENTATIVE TRACT.

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS INEFFECT

Any roposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER PLAN INEFFECT

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

50.E HEALTH. 2 MAP - MONEY INEFFECT

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

50. PRIOR TO MAP RECORDATION

50.E HEALTH. 3 MAP - SEWER PLAN - COUNTY INEFFECT

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

50.E HEALTH. 4 MAP - ANNEX FINALIZED INEFFECT

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class A material as per the California Building Code.

50.FIRE. 3 MAP-#004-ECS-FUEL MODIFICATION MET

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

NOTE: APPLICABLE TO LOTS 103 & 104.

50. PRIOR TO MAP RECORDATION

50.FIRE. 4 MAP-#46-WATER PLANS INEFFECT

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. 5 MAP-#53-ECS-WTR PRIOR/COMBUS INEFFECT

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.

50.FIRE. 6 MAP-#47-SECONDARY ACCESS INEFFECT

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 XXM-SUBMIT PLANS INEFFECT

A copy of the improvement plans, grading plans, final map, environmental constraint sheet 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 recordation. 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. 9 XXM-MAINTENANCE MECHANISM INEFFECT

Evidence of a viable maintenance mechanism shall be submitted to the District and County for review and approval.

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10 MAP ONSITE EASE ON FINAL MAP INEFFECT

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".

50.FLOOD RI. 11 MAP OFFSITE EASE OR REDESIGN INEFFECT

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. 16 MAP PRESENT WORTH INEFFECT

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" of 10 years of maintenance costs.

50.FLOOD RI. 17 MAP ADP FEE MET

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

NOTICE OF DRAINAGE FEES

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

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit,

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 17 MAP ADP FEE (cont.) MET

shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 19 MAP WATERS OF U.S.-HEC, PERMIT INEFFECT

A portion of the proposed project s in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. A flood study consisting of HEC-2/HEC-RAS calculations, cross sections, maps and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The study shall be submitted with the related project improvement plans. Grading permits for lots within the floodplain shall not be issued and final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70 and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

b. A copy of appropriate correspondence and necessary permits from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) should be provided to the District prior to the final District approval of the project.

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 23 MAP 3 ITEM ACCPT SD FOR MAINT INEFFECT

Inspection and maintenance of the storm drain system 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 storm drain 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 David P. Zappe, General Manager-Chief Engineer, Attn: Michael Rawson, Chief of the Planning Division.

If the District is willing to maintain the proposed drainage system 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 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 Mark Wills. All right of way transfer issues must be coordinated with Morey Reynolds of the District's Right of Way Section.

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

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP INEFFECT

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

50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - FINAL MAP PREPARER INEFFECT

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

50.PLANNING. 4 MAP - SURVEYOR CHECK LIST INEFFECT

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 7,200 square feet in the R-1 zone.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 , and with the Comprehensive 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. The requirement has been exempted on Lot Nos. 20-24.

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

50.PLANNING. 5 MAP- REQUIRED APPLICATIONS INEFFECT

No FINAL MAP shall record until General Plan Amendment No. 453 and Change of Zone No. 5745 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 zones ultimately applied to the property.

No FINAL MAP shall record until an application for a Variance for Lot No. 30 has been approved by the Planning Commission. If a Variance is not applied for, then a revision to the map for Tentative Tract Map No. 25122, which combines Lot No.(s) 29 and 30 into one lot must be submitted to the Planning Department for approval.

50. PRIOR TO MAP RECORDATION

50.PLANNING. 11 MAP - TRAIL MAINTENANCE INEFFECT

The subdivider shall be responsible for maintaining the Community Trails for Palomar Street and McVicar Street, as shown on Exhibit 'A-1' and 'A-2',attached hereto, through a Homeowners Association (HOA). These include the six foot landscaping and 10 foot wide Trail along Palomar Street and four foot landscaping and 10 foot wide Trail along McVicar Street.

The subdivider, or the subdivider's successors-in-interest or assignees, shall be responsible for the maintenance of these community trail easements until such time as the maintenance is taken over by an appropriate maintenance district.

(AMENDED PER PLANNING COMMISSION HEARING ON 11/14/01)
(AMENDED AT THE BOARD OF SUPERVISORS HEARING ON 1/30/02)

50.PLANNING. 16 MAP - ECS SHALL BE PREPARED INEFFECT

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. 17 MAP - ECS AFFECTED LOTS INEFFECT

The following note shall be placed on the final map: "Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ___, Page ___. This affects all Parcel Nos."

50.PLANNING. 18 MAP - ECS NOTE MT PALOMAR LIGH INEFFECT

The following Environmental Constraints 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."

50. PRIOR TO MAP RECORDATION

50.PLANNING. 30 MAP - COMPLY WITH ORD 457 INEFFECT

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures for human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 31 MAP - ECS/LIQUEFACTION INEFFECT

The following note shall be placed on the Environmental Constraints Sheet prior to final map recordation:

"County Geologic Report No. 957 was prepared for the subject property by Petra Geotechnical on 7/11/97, 5/1/98, and 1/5/99 and is on file at the Riverside County Planning Department. The specific items of concern are liquefaction and liquefaction-induced ground settlement. These items affect all parcels."

50.PLANNING. 32 MAP - REQUIRED CZ-PO DELETED

A Change of Zone-Planning Review Only (CZ-PO)application, proposing Open Area Combining Zone-Residential Developments (R-5) zoning for the 11.23 acre in lot numbers 103 and 104, is required to implement the land uses set forth in this tentative map. No FINAL MAP shall be permitted to record unless and until this change of zone has been approved and adopted by the Board of Supervisors and is effective.

(DELETED AT PLANNING COMMISSION HEARING ON 11/14/01)

50.PLANNING. 33 MAP- CC&R RES POA COM. AREA INEFFECT

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

50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP- CC&R RES POA COM. AREA (cont.) INEFFECT

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

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

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

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

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

The property owners' association established herein shall manage and continuously maintain the 'Community Trails', more particularly described on Exhibit 'A-1' and 'A-2' attached hereto, and shall not sell or transfer the 'Community Trails' 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 'Community Trails', and

50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP- CC&R RES POA COM. AREA (cont.) (cont.) INEFFECT

shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'Community Trails' 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 covenents, 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. 34 MAP - ARCHAEOLOGICAL STUDY INEFFECT

Prior to recordation of the final map for Tract Map No. 25122, the applicant or their successor shall retain the services of a qualified archaeologist to complete a Phase I study of the entire project site. This requirement is based upon the recommendation of the Eastern Information Center (EIC) at the University of California, Riverside. EIC determined that the potential exist for finding cultural resources at the project site.

The qualified archeologist shall submit four (4) wet-signed copies of the study to the Planning Department

50. PRIOR TO MAP RECORDATION

50.PLANNING. 34 MAP - ARCHAEOLOGICAL STUDY (cont.) INEFFECT

for review and approval.

If the qualified archeologist finds evidence of cultural resources at the project site, TR25122 shall be revised to avoid impacts to those resources identified by the archeologist and to allow for the documentation and/or recovery of those resources.

50.PLANNING. 35 MAP - QUIMBY FEES (1) INEFFECT

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Riverside County Parks and Recreation Department 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. 37 MAP - ECS NOTE RIGHT-TO-FARM INEFFECT

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

All lots, as shown on this map, are located proximate to land zoned for residential and light agricultural uses 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, 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

50. PRIOR TO MAP RECORDATION

50.PLANNING. 37 MAP - ECS NOTE RIGHT-TO-FARM (cont.) INEFFECT

transportation to market."

TRANS DEPARTMENT

50.TRANS. 1 MAP - R & B B D INEFFECT

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone A of the SWAP Road and Bridge Benefit District. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time of issuance of a building permit. Fees which are deferred shall be based upon the fee schedule in effect at the time of issuance of the permit.

50.TRANS. 2 MAP - DEDICATIONS INEFFECT

All remaining interior streets shall be improved within the dedicated right-of-way in accordance with County Standard No. 104, Section A. (40'/60')

'F', 'G' and 'H' Street shall be improved within the dedicated right-of-way in accordance with County Standard No. 106, Section A. (32'/50')

50.TRANS. 3 MAP - EXISTING MAINTAINED INEFFECT

Palomar Street is a paved County maintained road and shall be improved with concrete curb-and-gutter located 43 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 55 foot half-width dedicated right-of-way in accordance with County Standard No. 100. (43'/55')

50.TRANS. 5 MAP - SOILS 2 INEFFECT

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

50.TRANS. 6 MAP - PART-WIDTH INEFFECT

Delca Lane shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated

50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - PART-WIDTH (cont.) INEFFECT

right-of-way in accordance with County Standard No. 104, Section A. (20'/30')

McVicar Street shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Standard No. 104, Section A. (20'/30')

50.TRANS. 13 MAP - EASEMENT INEFFECT

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.TRANS. 14 MAP - ACCESS RESTRICTION INEFFECT

Lot access shall be restricted on Palomar Street and so noted on the final map.

50.TRANS. 15 MAP - STRIPING PLAN INEFFECT

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

50.TRANS. 16 MAP - STREET NAME SIGN INEFFECT

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

50.TRANS. 19 MAP* - LANDSCAPING INEFFECT

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within _____, _____,. _____. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service

50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP* - LANDSCAPING (cont.) INEFFECT

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. 20 MAP - LANDSCAPING G.P. INEFFECT

The applicant shall comply with the parkway landscaping requirements of Ordinance 499 for all General Plan Circulation Element roads. Landscaping shall be installed along Palomar Street, and shall be maintained by annexation into a County Service Area and/or Assessment District or enter into a continuous agreement. Landscaping plans shall be submitted with the street improvement plans for approval.

50.TRANS. 21 MAP - ASSESSMENT DIST INEFFECT

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 unless said fees are deferred to building permit.

50.TRANS. 22 MAP - STREET LIGHTS-CSA/LAFCO INEFFECT

The landowner shall contact the County Service Area (CSA) Administrator who determines whether the development is within an existing assessment district. Depending on whether the development is or is not within an existing assessment district the landowners shall, pursuant to Governmental Code Section 56000, either file an application, including a Street Light Plan approved by the Transporation Department, with the Local Agency Formation Commission (LAFCO) for the annexation into the existing assessment district or the creation of a new County Service Area.

50.TRANS. 23 MAP - STREET LIGHT PLAN INEFFECT

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

50. PRIOR TO MAP RECORDATION

50.TRANS. 23 MAP - STREET LIGHT PLAN (cont.) INEFFECT

Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 24 MAP - STREET LIGHT - CERT. INEFFECT

Prior to RECORDATION, the landowner shall receive and provide to Transportation Permits, a Certificate of Completion for street lights from LAFCO.

50.TRANS. 25 MAP - SOUTHWEST TUMF INEFFECT

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of recordation, pursuant to Board Policy (dated May 25, 2004) and Ordinance No. 824.

50.TRANS. 26 MAP - SOUTHWEST R&BBD RECORD INEFFECT

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone A of the Southwest Road and Bridge Benefit District, pursuant to Board Policy (dated May 25, 2004).

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G1.4 NPDES/SWPPP INEFFECT

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 OCTOBER 1, 1992, OWNER OPERATORS OF CONSTRUCTION PROJECTS ARE REQUIRED TO COMPLY WITH THE N.P.D.E.S.' (National Pollutant Discharge Elimination System) REQUIREMENT TO OBTAIN A CONSTRUCTION PERMIT FROM THE STATE WATER RESOURCE CONTROL BOARD (SWRCB).

THE CONSTRUCTION PERMIT REQUIREMENT APPLIES TO CONSTRUCTION SITES OF FIVE ACRES AND LARGER OR SITES OR LESS THAN FIVE ACRES IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. 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

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP-G1.4 NPDES/SWPPP (cont.) INEFFECT

OBTAIN A COPY OF THE NPDES STATE CONSTRUCTION PERMIT CONTACT THE SWRCB AT (916) 657-1146.

AT THE TIME THE COUNTY ADOPTS, AS PART OF ANY ORDINANCE, REGULATIONS SPECIFIC TO N.P.D.E.S., THIS PROJECT (OR SUBDIVISION) SHALL COMPLY WITH THEM.

60.BS GRADE. 2 MAP-G2.1 GRADING BONDS INEFFECT

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

60.BS GRADE. 3 MAP-G2.2 IMPORT / EXPORT INEFFECT

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

60.BS GRADE. 4 MAP-G2.3SLOPE EROS CL PLAN INEFFECT

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 5 MAP-G2.4GEOTECH/SOILS RPTS INEFFECT

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.*

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP-G2.4GEOTECH/SOILS RPTS (cont.) INEFFECT

*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-G2.7DRNAGE DESIGN Q100 INEFFECT

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 9 MAP-G2.14OFFSITE GDG ONUS INEFFECT

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.

E HEALTH DEPARTMENT

60.E HEALTH. 1 USE - ABANDON SEPTIC SYSTEMS INEFFECT

The Department of Environmental Health will require the those existing dwellings that will be removed and cross proposed lots 33-39;41-42;61-65 to have their septic tanks systems properly located by a C-42 septic tank contractor and removed per the Uniform Plumbing Code.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION INEFFECT

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) INEFFECT

a) fuel modification to reduce fire loading
b) appropriate fire breaks according to fuel load, slope and terrain.
c) non flammable walls along common boundaries between rear yards and open space.
d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

NOTE: APPLICABLE TO LOTS 103 & 104.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 XXM-SUBMIT PLANS INEFFECT

A copy of the improvement plans, grading 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 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. 3 MAP PHASING INEFFECT

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 4 MAP EROS CNTRL AFTER RGH GRAD INEFFECT

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. 9 MAP ADP FEE MET

Tract 25122 is located within the limits of the Murrieta Creek/Wildomar Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid to the District at the time of

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 9 MAP ADP FEE (cont.) MET

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.

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - TRAIL EASEMENT INEFFECT

The developer shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to the Wildomar Channel, as delineated on the approved tentative map. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 20 MAP - SKR FEE CONDITION INEFFECT

Prior to the issuance of a grading permit, certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 44.22 acres in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - PALEONTOLOGICAL RESOURCE INEFFECT

The following note shall be placed on the approved grading plans. "If during grading operations paleontological resources are encountered, the developer shall retain a qualified paleontologist. If deemed necessary in the professional opinion of the paleontologist (and/or determined by the Planning Department), the paleontologist or the on-site representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect or halt grading activity to allow for the recovery of paleontological resources."

Prior to final grading approval by the Department of Building and Safety, a wet-signed letter/report from the retained paleontologist shall be submitted to the Planning Department for review and approval.

60.PLANNING. 23 MAP - FAULT STUDY INEFFECT

County Geologic Report (CGR) No. 1033 has been prepared for this project by PETRA Geotechnical Inc. and is entitled "Response to Riverside County Review Sheet dated April 2, 1990, for Fault Evaluation, Tentative Tract Map 25122, Wildomar Area, Riverside County, California," dated November 21, 2000. This report updates CGR No. 710 which was performed in 1990.

The report determined that:

1. Petra's review could not be finalized due to data gaps in previous fault investigation work performed as a part of CGR No. 710. The trench coverage gap is specifically related to the 120-foot gap between trenches FT-1 and FT-2 in the northeastern portion of the site. In fault trench FT-1, no faulting was observed by previous investigators.

2. No faulting was observed in FT-3, in the western portion of the site.

CGR No. 1033 recommended that:

1. An additional fault trench be excavated between FT-1 and FT-2 approximately 150 feet in length at least 15 feet in depth, to address the question of bedrock depth and to provide complete coverage of the area.

County staff concurs with the above recommendation. In

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - FAULT STUDY (cont.) INEFFECT

addition to the above-recommendation, the following is recommended.

1. Fault trench coverage should be provided southerly of FT-2 so that the Kennedy 1977 lineament can be assessed completely, as shown on Plate 1 of the subject report.

2. An addendum report with the investigation of the proposed trenches should be submitted for review and approval.

Additional comments - Wayne Harrison - August 1, 2001

A) Prior to grading permit issuance, the applicant will submit a comprehensive supplement to County Geologic Report No. 1033 for review and approval by the County Engineering Geologist, along with applicable additional review fees, to report on the geologic fault trenching that has been recommended to fill in gaps between trenches FT-1 and FT-2.

It is our understanding that structures currently existing on site will need to be demolished prior to initiating the additional recommended fault trenching.

Therefore, the fault investigation should be conducted after demolition of said structures, but prior to grading, so that disruption of the upper soils is kept to a minimum.

County Geologic Report (CGR) No. 1033 prepared by PETRA Geotechnical, is a continuation of previous work performed by others under County Geologic Report No. 710 which was not previously approved for TR25122.

CGR No. 1033 is not approved. Approval is pending review and approval of the comprehensive supplement to CGR No. 1033. It is recomended that this supplemental report should include a stand-alone summary of work to date to bring the investigation to completion. Structure setbacks and other recommendations should be included, as appropriate.

-Wayne Harrison 8/01/01 909-955-3211

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 3 MAP - PALEONTOLOGIST RETAINED INEFFECT

If during grading operations, paleontological resources were encountered, the developer shall have retained a qualified paleontologist to evaluate the resources. A wet-signed letter/report from the retained paleontologist stating/identifying in detail the paleontological resource find(s), and its/their final disposition shall be prepared and submitted to the Planning Department. Upon review and approval by the Planning Director the letter/study shall be retained in the project file in the Riverside County Planning Department.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT INEFFECT

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

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50A-TRACT FIRE HYDRANTS INEFFECT

Prior to the release of your installation, site prep and/or building permits from Building and Safety, the fire hydrant(s) system must be installed per the Environmental Contraint Sheet Map that was filed with the Riverside County Surveyor's Office. Verification of the fire hydrant installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

FLOOD RI DEPARTMENT

80.FLOOD RI. 3 MAP ADP FEE MET

Tract 25122 is located within the limits of the Murrieta Creek/Wildomar Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid to the District at the time of

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 MAP ADP FEE (cont.) MET

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 XXM-SUBMIT PLANS INEFFECT

A copy of the improvement plans, grading 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 issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

80.PLANNING. 3 MAP - BUILDING SEPARATION INEFFECT

Building separation between all buildings shall not be less than ten (10) feet. Fireplaces may encroach one (1) foot into the side yard setback. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 4 MAP - SIDE YARD SETBACKS INEFFECT

All street side yard setbacks shall be a minimum of ten (10) feet.

80.PLANNING. 5 MAP - FRONT YARD LANDSCAPING INEFFECT

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

80.PLANNING. 7 MAP - UNDERGROUND UTILITIES INEFFECT

All utility extensions within a lot shall be placed underground.

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - NO CROSS LOT DRAINAGE INEFFECT

Lots shall be graded to drain to the street with no cross lot drainage permitted. Drainage shall be indicated on the Final Plan of Development.

80.PLANNING. 19 MAP - ACOUSTICAL STUDY DELETED

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

(DELETED BY THE BOARD OF SUPERVISORS HEARING ON 1/29/02.)

80.PLANNING. 23 MAP - SCHOOL MITIGATION INEFFECT

Impacts to the Lake Elsiore Unified School District will be mitigated in accordance with California State law.

80.PLANNING. 24 MAP - PARKING/LANDSCAPE PLAN INEFFECT

The land divider/permit holder shall file seven (7) sets of a hading, Parking, Fencing, Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

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.

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 MAP - PARKING/LANDSCAPE PLAN (cont.) INEFFECT

B. The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.

2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.

3. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

4. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

5. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

6. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

7. The developer shall construct a six foot high decorative block wall as shown on the approve TENTATIVE MAP. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the Planning Department, Development Review Division and the Building and Safety Department.

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 MAP - PARKING/LANDSCAPE PLAN (cont.) (cont.) INEFFECT

8. The developer shall construct a six foot high solid wood or wrought iron fence along side and rear property lines excepting where block walls were required by previous conditions. The required fence shall be subject to the approval of the County Department of Building and Safety.

9. Constructed decorative block walls shall conform with the locations delineated on the attached Exhibit "W" landscaping, Shading, Parking, Landscapi and Irrigation plan, as submitted in accordance with this condition.

10. The rear yard fencing for Lot No.(s) 1, 2, 3, and the side yard for Lot No. 20 and No. 83 , as shown on Exhibit "W", shall be constructed of wood and consistent with Condition No. 6 of this landscaping condition. The required landscaping plan shall have enhanced landscaping including, but not limited to, shrubby and turf along the street-side of the fence for the five lots listed above. The Landscape Plans shall include color elevations to show how the enhanced landscaping will lessen the visual impact of the fences from the McVicar Street and Palomar Street entrances to the Tract.

(AMENDED PER PLANNING COMMISSION ON 11/14/01.)
(AMENDED BY THE BOARD OF SUPERVISORS ON 1/30/02.)

TRANS DEPARTMENT

80.TRANS. 1 MAP - GARAGE DOORS INEFFECT

Garage door setbacks for all residential zones shall be 24 feet for a conventional door or 20 feet for a roll-up door, measured from the back of the sidewalk to the face of garage door or the face of the curb if no sidewalk is required, or 20 feet from the street right-of-way, whichever setback is greater.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER INEFFECT

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER (cont.) INEFFECT

vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN INEFFECT

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 XXM-OBTAIN LOMR INEFFECT

Letter of Map Revision shall be obtained from FEMA for all lots impacted by a FEMA floodplain.

PLANNING DEPARTMENT

90.PLANNING. 5 MAP - LANDSCAPING COMPLIANCE INEFFECT

The land divider/permit holder's landscape architect or the party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscap and irrigation system has been installed in compliance with the approved landscaping and irrigation plans.

90.PLANNING. 6 MAP- CERTIFY PARK MITIGATION INEFFECT

The developer shall present certification to the 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 Riverside County Parks and Recreation Department.

90.PLANNING. 7 MAP - CONCRETE DRIVEWAYS INEFFECT

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 MAP - SKR FEE CONDITION INEFFECT

Prior to the issuance of a grading permit, certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 44.22 acres in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 16 MAP - EQUESTRIAN TRAIL DESIGN INEFFECT

A rail fence (3-rail PVC) shall be installed along McVicar Street and Palomar Street for Tentative Tract Map No. 25122, for the Community Trails shown on Exhibit A-1 and A-2. The fence shall be located between the landscaping and the ten-foot wide equestrian trails.

The equestrian trail shall be surfaced with decomposed granite (DG).

(Added by the Planning Commission on 11/14/01.)
(Amended by the Board of Supervisors on 1/30/02.)

TRANS DEPARTMENT

90.TRANS. 1 MAP - TS MIT FEE/RESI-D.U. INEFFECT

In accordance with Riverside County Ordinance No. 748, this project shall be responsible for Signal Mitigation Program fees in effect at the time of final inspection. The fee shall be paid on a lump sum basis for all lots in the recorded phase of the subdivision prior to the final building permit.

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - TS MIT FEE/RESI-D.U. (cont.) INEFFECT

Said fee shall be based upon the following criteria:

Residential Single Family/per dwelling unit

90.TRANS. 2 MAP - 80% COMPLETION INEFFECT

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - 80% COMPLETION (cont.) INEFFECT

accordance with County Ordinance 461.

90.TRANS. 3 MAP - STREET LIGHTS INSTALL INEFFECT

Install street lights 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.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

ATTACHMENT C

County Approved MND (EA No. 34891)

RIVERSIDE COUNTY
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 34891
Project Case Type (s) and Number(s): General Plan Amendment No. 453, Change of Zone No. 5745, & Tentative Tract Map No. 25122 Amended No. 6
Lead Agency Name: County of Riverside Planning Department
Address: 39493 Los Alamos Road, Murrieta, CA 92563
Contact Person: Greg Smith
Telephone Number: (909) 600-6157
Applicant's Name: Vladimir Sukhov,
Applicant's Address: 22180 Grand Avenue, Wildomar, CA. 92395

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 453: Amend the Southwest Area Community Plan (SWAP) Land Use Map from Commercial to Residential 2-4 D.U./Ac. on 5.43 acres,

Change of Zone No. 5745: Change of Zone from R-R (Rural Residential) to R-1 on 44.22 acres,

Tentative Tract Map No. 25122: Schedule "A" subdivision map to divide 44.22 acres into 102 residential lots & 2 open space lots.

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 44.22 acres

Residential: Acres 44.22	; **Lots** 104	; **Units** 102	;	**Projected No. of Residents.** 264
Commercial: Acres	; **Lots**	; **Sq. Ft. of Bldg. Area**		; **Est. No. of Employees**
Industrial: Acres	; **Lots**	; **Sq. Ft. of Bldg. Area**		; **Est. No. of Employees**

Other: 11.23 acres of open space.

D. Assessor's Parcel No(s): 369-180-061, 063, 076, 077, and 079.

E. Street References: Southerly of Palomar Street, easterly of McVicar Street, and northerly of Grand Avenue

F. Section, Township & Range Description or reference/attach a Legal Description: Section 2, Township 7 South, Range 4 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The site is currently a horse ranch. There is a single-family residence and accessory structures(stables and storage sheds). The property also has a practice horse racing track at the corner of Palomar and McVicar. There is very little vegetation, except non-native grassland. The Wildomar Channel borders the proposed

tract map area on the southwest. The Wildomar Channel lateral "B" bisects the tract itself. The surrounding land uses are either vacant or single-family homes with livestock. Several Tentative Tract Maps have been approved for One-Family Dwellings (R-1) zoning in the near vicinity of the proposed project.

II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

A. Open Space and Conservation Map Designation(s): Areas Not Designated As Open Space

B. Land Use Planning Area (L.U.P.A.) Information

1. **L. U. P. A. Name(s):** Southwest Territory
2. **Subarea, if any:** Not applicable
3. **Community Policy Area, if any:** Not applicable

C. Community Plan Land Use Allocation Map Information

1. **Community Plan, if any:** Southwest Area Community Plan
2. **Community Plan Land Use Designation, if any:** Commercial, Residential 2-4 du/ac, Residential - 1/2 ac min., and Residential - 1 ac min.

D. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not applicable
2. **Specific Plan Planning Area, and Policies, if any:** Not applicable

E. Existing Zoning: R-R (Rural Residential)

F. Proposed Zoning, if any: R-1(One-Family Dwelling)

G. Adjacent and Surrounding Zoning: R-R to north, east, south and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below (☒) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Hazards & Hazardous Materials	☒ Public Services
☐ Agriculture Resources	☒ Hydrology/Water Quality	☒ Recreation
☐ Air Quality	☐ Land Use/Planning	☐ Transportation/Traffic
☐ Biological Resources	☐ Mineral Resources	☒ Utilities/Service Systems
☒ Cultural Resources	☒ Noise	☐ Other

☒ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance

IV. DETERMINATION:

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature — July 25, 2001 *Date*

Greg Smith, Project Planner — For Aleta J. Laurence, A.I.C.P., Planning Director
Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☐	☒

Source: Riverside County Comprehensive General Plan (RCCGP) Fig. VI.45, Project Review, Site Inspection.

Findings of Fact: The project site is not located within a scenic highway corridor. The proposed General Plan Amendment, Change of Zone and Tentative Tract Map will not damage scenic resources, nor will the project obstruct any scenic views or vistas open to the public.

Mitigation: None required.

Monitoring: None required.

2. Mt. Palomar Observatory				
Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☒	☐	☐

Source: GIS data base, Ord. No. 655, RCCGP Fig. II.27, EIR 329, County GIS

Findings of Fact: This project is located 28.13 miles from the Observatory. The project will introduce new sources of light and glare into the area. However, these should not be adverse as long as appropriate lighting fixtures are employed, including low pressure sodium vapor (LPSV) street lights, and other outdoor lighting in compliance with Riverside County Ordinance No. 655.

Mitigation: Outdoor lighting shall be in compliance with the requirements of Riverside County Ordinance No. 655. Street lights shall be Low Pressure Sodium Vapor lighting, in conformance with the requirements of Ordinance No. 655 and the Riverside County General Plan. Compliance with condition of approval 50.PLANNING.1 (MAP - ECS MT. PALOMAR LIGHTING).

Monitoring: Street lights shall be reviewed by the Transportation Department when it reviews street improvement plans. Other outdoor lighting shall be shown on electrical plans submitted prior to the issuance of building permits, and shall be reviewed by the Department of Building and Safety.

3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐
b) Expose residential property to unacceptable light levels?	☐	☒	☐	☐

Source: Project Review, County GIS

Findings of Fact: This project is located 28.13 miles from the Observatory. The project will introduce new sources of light and glare into the area. However, these should not be adverse as long as appropriate lighting fixtures are employed, including low pressure sodium vapor (LPSV) street lights, and other outdoor lighting in compliance with Riverside County Ordinance No. 655.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: Outdoor lighting shall be in compliance with the requirements of Riverside County Ordinance No. 655. Street lights shall be Low Pressure Sodium Vapor lighting, in conformance with the requirements of Ordinance No. 655 and the Riverside County General Plan. 50.PLANNING.1 (MAP - ECS MT. PALOMAR LIGHTING).

Monitoring: Street lights shall be reviewed by the Transportation Department when it reviews street improvement plans. Other outdoor lighting shall be shown on electrical plans submitted prior to the issuance of building permits, and shall be reviewed by the Department of Building and Safety.

AGRICULTURE RESOURCES Would the project

4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Source: RCCGP Fig. VI.34-VI.35, Ordinance No. 625, EIR 329

Findings of Fact: The proposed project site has the designation of Prime Farmland. However, the current SWAP land uses are Commercial and Residential, 2-4 dwelling units per acre. The site is not part of an agricultural preserve and will not cause development of non-agricultural uses to agriculturally zoned property. The project will also not cause the conversion of Farmland to non-agricultural uses of agriculturally zoned property.

Mitigation: None required.

Monitoring: None required.

AIR QUALITY Would the project

5. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☒	☐
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Source: Riverside County Comprehensive General Plan VI.F, SCAQMD, Project Review, Site Inspection

Findings of Fact: This project will have an impact on air quality in the short-term in the construction phase of the project. The impacts will be reduced by grading permit requirements to control dust through watering of the site, when necessary and by requirements for properly maintained equipment used to perform the grading. In the long-term, ambient air quality will be incrementally impacted primarily due to increased traffic in the area. However, the increase in the air pollutants in the area will not be significant.

Mitigation: None required.

Monitoring: None required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☐	☐	☒
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☐	☐	☒
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☒	☐
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: RCCGP Fig. VI.36-VI.40, Draft Conservation Analysis Unit Map for the Proposed Riverside County Multiple Species Habitat Conservation Plan, Site Inspection,

Findings of Fact: The proposed site is not within an adopted Habitat Conservation Plan (HCP) or the proposed MSHCP Potential Preserve Planning Areas. The proposed project will not impact any endangered species or habitat. The vegetation on the site is non-native grassland. The site is currently being used as a horse ranch. The open areas are pastures and a practice horse racing track, which has a dirt surface. The site does not have any riparian or wetland areas. The proposed project does not conflict with any local environmental policies or ordinances.

Mitigation: None required.

Monitoring: None required.

CULTURAL RESOURCES Would the project

7. Historic Resources				
a) Alter or destroy an historic site?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☒	☐	☐

Source: Correspondence with Eastern Information Center (EIC) dated March 6, 2000,

Findings of Fact: There are no known historical resources on the site for the proposed project. The project has been conditioned that a cultural resources report will be completed before the final map for the tract can be recorded.

Mitigation: The applicant or successor shall comply with TR25122 condition 50.PLANNING.34 (MAP-ARCHAEOLOGICAL STUDY).

Monitoring: Monitoring will be provided by TLMA- Planning Department staff.

8. Archaeological Resources				
a) Alter or destroy an archaeological site.	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Source: RCCGP Fig. VI.32-VI.33 & VI.46-VI.48, Correspondence with Eastern Information Center (EIC) dated March 6, 2000,

Findings of Fact: There are no known archaeological resources on the proposed projects site. The project has been conditioned that an archeological report, as recommended by EIC, will be completed before the final map can be recorded.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation:The applicant or successor shall comply with TR25122 condition 50.PLANNING.34 (MAP-ARCHAEOLOGICAL STUDY).

Monitoring: Monitoring will be provided by TLMA- Planning Department staff.

9. Paleontological Resources

Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Source: RCCGP Paleontological Sensitivity Resources Map

Findings of Fact: The proposed project site is not within a paleontologically sensitive area, according to the Resource Map. The project has been conditioned that should any resources be discovered during grading, a paleontologist will be retained to monitor the site, evaluate the find(s), and will notify the Planning Department of the disposition of those finds.

Mitigation: The conditions of approval 60.PLANNING.22 and 70.PLANNING.3 require that should artifacts be discovered, grading will be halted or diverted. The condition also requires that a qualified paleontological consultant be retained to recover any artifacts and report the finding and disposition of these artifacts to the Planning Director.

Monitoring: The Planning Department and Building and Safety Department-Grading Division staffs.

GEOLOGY AND SOILS

Definitions for Land Use Suitability Ratings

Where indicated below, the appropriate Land Use Suitability Rating(s) has been checked.

NA - Not Applicable S - Generally Suitable PS - Provisionally Suitable
U - Generally Unsuitable R - Restricted

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☒	☐	☐

A-P Zones	NA ☐	PS ☒	U ☐	R ☐
CFH Zones	NA ☒	PS ☐	U ☐	R ☐

Source: RCCGP Fig. VI.1 - VI.3, Fault Evaluation for Tentative Tract Map No. 25122 by Petra Geotechnical Inc. dated November 21, 2000 (County Geological Report No. 1033).

Findings of Fact: The proposed project site is located within the Elsinore Fault Zone. Previous geotechnical reports were determined to have been incomplete. The County Geologist agreed with Petra Gotechnical Inc.'s report that additional test will be required. The project has been condition for this additional testing and a supplemental report on the finds of these tests.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: The applicant or successor shall complywith TR25122 conditions10.PLANNING.11, 50.PLANNING.31 and 60.PLANNING.23.

Monitoring: Monitoring will be provided by Building and Safety Department, the Planning Department and the County Geologist staffs.

11. Liquefaction Potential Zone

Seismic-related ground failure, including liquefaction? ☐ ☒ ☐ ☐

NA ☐ S ☐ PS ☒ U ☐ R ☐

Source: RCCGP Fig. VI.4, Fault Evaluation for Tentative Tract Map No. 25122 by Petra Geotechnical Inc. dated November 21, 2000 (County Geological Report No. 1033).

Findings of Fact: The previous geotechnical reports determined that the potential for liquifaction existed because of the shallow groundwater table beneath the project site. The project has been to conditioned to mitigate the potential for structural damage.

Mitigation: The applicant or successor shall complywith TR25122 conditions10.PLANNING.11, 50.PLANNING.31 and 60.PLANNING.23.

Monitoring: Monitoring will be provided by Building and Safety Department, the Planning Department and the County Geologist staffs.

12. Groundshaking Zone

Strong seismic ground shaking? ☐ ☐ ☒ ☐

NA ☐ S ☒ PS ☐ U ☐ R ☐

Source: RCCGP Fig. VI.5, Fault Evaluation for Tentative Tract Map No. 25122 by Petra Geotechnical Inc. dated November 21, 2000 (County Geological Report No. 1033).

Findings of Fact: The site is located in County Groundshaking Zone II and is considered "generally suitable" for the proposed use. The County Department of Building and Safety requires construction to conform to the Uniform Building Code.

Mitigation: Construction of new structures on the project site shall comply with Uniform Building Code seismic design standards for Groundshaking Zone II. Applicant or successor shall comply with TR25122 condition 60.BSGRADE.5.

Monitoring: Monitoring will be provided by Building and Safety Department, the Planning Department and the County Geologist staffs.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

13. Landslide Risk

Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	☐	☐	☐	☒

NA ☐ S ☐ PS ☐ U ☐ R ☐

Source: Riv. Co. 800 Scale Seismic Maps or On-site Inspection, RCCGP Fig. VI.6, Fault Evaluation for Tentative Tract Map No. 25122 by Petra Geotechnical Inc. dated November 21, 2000 (County Geological Report No. 1033).

Findings of Fact: The site for the proposed subdivision is relatively flat and is not subject to landslide risk.

Mitigation: None required.

Monitoring: None required.

14. Ground Subsidence

Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	☐	☒	☐	☐

Source: Resolution No. 94-125, Fault Evaluation for Tentative Tract Map No. 25122 by Petra Geotechnical Inc. dated November 21, 2000 (County Geological Report No. 1033).

Findings of Fact: The previous geotechnical reports determined that the potential for liquifaction existed because of the shallow groundwater table beneath the project site. The project has been to conditioned to mitigate the potential for structural damage due to liquifaction-induced ground settlement.

Mitigation: The applicant or successor shall comply with TR25122 conditions 10.PLANNING.11, 50.PLANNING.31 and 60.PLANNING.23.

Monitoring: Monitoring will be provided by Building and Safety Department, the Planning Department and the County Geologist staffs.

15. Other Geologic Hazards

Such as seiche, mudflow or volcanic hazard?	☐	☐	☐	☒

Source: Fault Evaluation for Tentative Tract Map No. 25122 by Petra Geotechnical Inc. dated November 21, 2000., Project Review, Site Inspection (County Geological Report No. 1033).

Findings of Fact: The proposed site is not subject to "other geological hazards", such as seiche, mudflow or volcanic hazards.

Mitigation: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: None required.

b. Would the project:

16. Slopes				
a) Change topography or ground surface relief features?	☐	☐	☒	☐
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☒	☐
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: Riv. Co. 800 Scale Slope Maps, Project Review, Site Inspection

Findings of Fact: The proposed project will not subtantially change the topography of the project site. The project will not create slopes greater than 2:1 or higher than 10 feet. The project does not propose any septic systems.

Mitigation: None required.

Monitoring: None required.

17. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: The soils on the site are primarily mapped within the Hanford-tujunga-greenfield soil associations. This association is characterized as very deep, well-drained to excessively drained, nearly level to moderately steep soils that have a surface layer of sand to sandy loam; on alluvial fans and flood plains. The construction of the proposed development will not substantially impact soils or result in erosion.

Mitigation: None required.

Monitoring: None required.

18. Erosion				
a) Change deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake?	☐	☐	☐	☒
b) Result in any increase in water erosion either on or off site?	☐	☐	☒	☐

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: The soils on the site are primarily mapped within the Hanford-tujunga-greenfield soil associations. This association is characterized as very deep, well-drained to excessively drained, nearly level to moderately steep soils that have a surface layer of sand to sandy loam; on alluvial fans and flood plains. The construction of the proposed development will not substantially impact soils or result in erosion.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: None required.

Monitoring: None required.

19. Wind Erosion and Blowsand from project either on or off site

Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☐	☒

Source: RCCGP Fig. VI.1-VI.2, Ord. No. 460, Sec. 14.2 & Ord. No. 484

Findings of Fact: The project site is not located within a blowsand area and is not subject to wind erosion. Soils mapped as occurring on the site are not significantly prone to wind erosion or blowsand conditions. This project will not be impacted by or cause a significant increase in wind erosion or blowsand on- or off-site.

Mitigation: None required.

Monitoring: None required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source:Tentative Tract Map No. 25122 application, Project Review, Site Inspection

Findings of Fact: The project site is not located on or near any identified hazardous waste site. The project will not involve the transport of hazardous materials. The project will not create a new source of hazardous materials in the area.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Airports				
a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Source: RCCGP Fig. II.18.2-II.18.4, II.18.8-II.18.10 & IV. 27-IV.36

Findings of Fact: The project site is not located within three miles of a public airport or public use airport. The project does not lie within an Airport Master Plan and does not require review by the Airport Land Use Commission. The project will not expose additional persons to airport-related safety risks.

Mitigation: None required.

Monitoring: None required.

22. Hazardous Fire Area				
Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Source: RCCGP Fig. VI.30 - VI.31, County GIS

Findings of Fact: The project site is not located within a high fire area.

Mitigation: None required.

Monitoring: None required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
b) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☐
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☒	☐	☐
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
g) Otherwise substantially degrade water quality?	☐	☐	☐	☒

Source: Project Review, Site Inspection, County GIS

Findings of Fact: The proposed project will not substantially impact the existing drainage pattern of the site, the surrounding area or water quality. However, the project site is located within a 100-year flood zone. The project has been redesigned and conditioned to keep construction out of the floodway along the Wildomar Channel. The project shall be conditioned to meet requirements for compliance with and implementation of National Pollutant Discharge Elimination Systems (NPDES) requirements to minimize any potential construction-related water quality impacts. The project will also be conditioned for Storm Water Pollution Prevention Permits(SWPPP) from the designated Regional Water Quality Control Board.

Mitigation: The project has been redesigned and conditioned to keep construction out of the floodway along the Wildomar Channel. Condition of approval 50.FLOOD RI.19 also requires a flood study prior to final map recordation. The applicant or successor shall also comply with TR25122 conditions10.FLOOD RI.3, 10.FLOOD RI.4, 10.TRANS.1., 10.TRANS.2, 50.FLOOD.11, 60.BS GRADE.1.

Monitoring: Riverside County Flood Control and the Regional Water Quality Control Board-San Diego District.

24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☐ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☒	☐	☐
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☒	☐	☐
d) Changes in the amount of surface water in any water body?	☐	☒	☐	☐

Source: RCCGP Fig. VI.7 & RCCGP Fig. VI.8, County GIS

Findings of Fact: A portion of the site is identified as being located in Flood Zone A. The Tract Map was redesigned to keep construction out of the Floodway adjacent to the Wildomar Channel. The proposed project will not substantially alter the existing drainage patterns or the area and will not alter the course of any existing rivers or streams. Historically, Murrieta Creek had crossed the project site. However, the biological assessment found no evidence of a remaining creek course. The assessment concluded that drainage had long ago been diverted to the Wildomar Channel. The proposed project will not expose people or structures to a significant risk of loss, injury or death from flooding or inundation. The project will not resulting in changes in the amount of surface water in any water body.

Mitigation: The applicant or successor shall comply with TR25122 conditions 10.FLOOD RI.3, 10.FLOOD RI.4, 10.TRANS.1., 10.TRANS.2, 50.FLOOD.11, 50.FLOOD RI.19, 50.FLOOD RI.23, 50.PLANNING.32, 50.PLANNING.33, 80.FLOOD RI.3, 90.FLOOD RI.1.

Monitoring: Riverside County Flood Control and Regional Water Quality Control Board.

LAND USE/PLANNING Would the project

25. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	☐	☒	☐	☐
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☒	☐

Source: Project Applications, CGP, Southwest Area Community Plan, County GIS, Site Inspection, Project Review.

Findings of Fact: The General Plan Amendment application proposes to change the existing land use designations under SWAP from Commercial to Residential 2-4 dwelling units per acre for 5.43 acres of the 44.22 acre site. This request is consistent with the existing land use development pattern within the immediate area.

Mitigation: Development of the project site shall be in conformance with the SWAP Land Use Map and the R-1 zone development standards if the Board of Supervisors approves and adopts General Plan Amendment No. 453 and proposed Change of Zone No. 5745. The Applicant or successor shall comply with TR25122 conditions of approval 10.PLANNING.1, 10.PLANNING.9, 10.PLANNING.12, 50.PLANNING.4, 50.PLANNING.5, 50.PLANNING.15, 50.PLANNING.30, 50.PLANNING.32.

Monitoring: Monitoring will be provided by TLMA, Planning Department, and Building and Safety Department staffs.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
26. Planning				
a) Be consistent with the site's existing or proposed zoning?	☐	☐	☒	☐
b) Be compatible with existing surrounding zoning?	☐	☐	☒	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☒	☐	☐
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

Source: Project Applications, CGP, Ordinance No. 348, County GIS, Site Inspection, Project Review.

Findings of Fact: The existing development pattern within the immediate area is single-family residential. The change of zone application proposes a changes from Rural Residential to One-family Dwellings. The impacts to land uses are determined to be less than significant. The proposed project will serve as a continuation of the development pattern from the east and will not result in a division of an established community.

Mitigation: Development of the project site shall be in conformance with the SWAP Land Use Map and the R-1 zone development standards if the Board of Supervisors approves and adopts General Plan Amendment No. 453 and proposed Change of Zone No. 5745. The Applicant or successor shall comply with TR25122 conditions of approval 10.PLANNING.1, 10.PLANNING.9, 10.PLANNING.12, 50.PLANNING.4, 50.PLANNING.5, 50.PLANNING.15, 50.PLANNING.30, 50.PLANNING.32.

Monitoring: Monitoring will be provided by TLMA, Planning Department, and Building and Safety Department staffs.

MINERAL RESOURCES Would the project

27. Mineral Resources				
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

Source: RCCGP Fig. VI.41-VI.42

Findings of Fact: There are no known mineral resources on the project site.

Mitigation: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: None required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable

C - Generally Unacceptable D - Land Use Discouraged

28. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: RCCGP Fig. II.18.5, II.18.11 & VI.12

Findings of Fact: This project is not located within two nautical miles of any County maintained or Caltrans recognized airport. Therefore, the proposed project is not subject to Riverside County Airport Land Use Commission review.

Mitigation: None required.

Monitoring: None required.

29. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: RCCGP Fig. VI.11, VI.13 - VI.16

Findings of Fact: This project is not located within the vicinity of any railroad, therefore it is not subject to railroad-associated noise.

Mitigation: None required.

Monitoring: None required.

30. Highway Noise NA ☐ A ☐ B ☒ C ☐ D ☐	☐	☐	☐	☒

Source: RCCGP Fig. VI.11, VI.17 - VI.29, Acoustical Analysis of Tentative Tract No 25122 prepared by Colia Acoustical Consultants dated May 25, 1990

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: This project is not located within the vicinity of any state or national highway, therefore it is not subject to highway noise. However, the project site is adjacent to a major arterial, Palomar Road. The project has been conditioned for a noise study prior to final map recordation, and conditioned for six foot noise barrier block walls along McVicar and Palomar Road.

Mitigation: Applicant or successor shall comply with TR25122 conditions 80.PLANNING.1 and 80.PLANNING.17.

Monitoring: Monitoring will be provided by TLMA, Planning Department, and Building and Safety Department staffs.

31. Other Noise				
NA ☐ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: RCCGP Fig. VI.11

Findings of Fact: No other potentially significant noise sources are known to occur in or around the project site.

Mitigation: None required.

Monitoring: None required.

32. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
d) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

Source: RCCGP Fig. VI.11

Findings of Fact: Project construction will create temporary increases in ambient noise levels. The project will be required to comply with County Ordinance No. 457, which restricts hours of grading to limit community noise exposure. Compliance with this ordinance with ensure noise impacts are less than significant. Operationally, the project will generate traffic-associated noise. However, the amount of traffic generated is not expected to create a significant increase in ambient noise levels.

Mitigation: Applicant or successor shall comply with Tr25122 10.BS GRADE.2, which requires compliance with Ordinance No. 457. This ordinance restricts hours of grading to limit community noise exposure. Additionally, applicant or successor shall comply with TR25122 conditions 80.PLANNING.1 and 80.PLANNING.17.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: Monitoring will be provided by Riverside County Planning Department, and Building and Safety Department staffs.

POPULATION AND HOUSING Would the project

33. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Source: Riverside County Housing Element, Southern California Fair Share Housing Estimates, Project Review, Site Inspection

Findings of Fact: The project will not alter the number of existing homes in the area. The site is not within a County Redevelopment Project Area. The project is not expected to alter regional or local population projections or substantial induce population growth in the area, either directly or indirectly.

Mitigation: None required.

Monitoring: None required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

34. Fire Services	☐	☒	☐	☐

Source: RCCGP Fig. IV.16-IV.18, Ordinance 659

Findings of Fact: The project will be required to comply with all existing applicable County, State and Federal regulations regarding fire safety and provisions of fire protection.

Mitigation: Applicant or successor shall comply with TR25122 conditions 50.FIRE.1, 50.FIRE.2, 50.FIRE.3, 50.FIRE.4, 50.FIRE.5, 50.FIRE.6, 80.FIRE.1.

Monitoring: Monitored will be provided by Transportation Department, Fire Department, and Department of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Building and Safety.

35. Sheriff Services	☐	☒	☐	☐

Source: RCCGP Fig. IV.17-IV.18, Ordinance 659, Project Review

Findings of Fact: The proposed project will have a less than significant impact. The project will not substantially increase the need for Sheriff's Department Services.

Mitigation: Applicant or successor shall be required to pay development mitigation fees per County Ordinance No. 659.

Monitoring: Monitoring will be provided by TLMA and Building and Safety Department staffs.

36. Schools	☐	☒	☐	☐

Source: RCCGP Fig. IV.17-IV.18, Project Review

Findings of Fact: The project site is located within the Lake Elsinore Unified School District. The implementation of the proposed project will result in an increased number of students and need for additional classrooms.

Mitigation: Applicant or successor shall comply with TR25122 condition 80.PLANNING.21 requiring payment of school impact mitigation fees to Lake Elsinore Unified School District.

Monitoring: Monitoring to be provided by the TLMA, Building and Safety, and Lake Elsinore Unified School District staffs.

37. Libraries	☐	☐	☒	☐

Source: RCCGP Fig. IV.17-IV.18, Ord. 659

Findings of Fact: The proposed project will have a less than significant impact upon library services.

Mitigation: None required.

Monitoring: None required.

38. Health Services	☐	☒	☐	☐

Source: RCCGP Fig. IV.17-IV.18

Findings of Fact: The project will create a need for additional medical services. Based on Resolution 92-565, additional medical facilities shall be provided and funded through the Development Mitigation Fee Program.

Mitigation: Applicant shall be required to pay development mitigation fees per County Ordinance No. 659.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: Monitoring will be provided by the Department of Building and Safety.

RECREATION

39. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☒	☐	☐

Source: RCCGP Fig. IV.19-IV.20, Ord. No. 460, Section 10.35, Ord. No. 659

Findings of Fact: The SWAP Community Plan identifies a regional trail and bike path through the proposed project site.

Mitigation: Applicant or successor shall comply with TR25122 conditions 10.PLANNING.7, 50.PLANNING.10, 50.PLANNING.11, 50.PLANNING.35, 60.PLANNING.2 and 90.PLANNING.6.

Monitoring: County of Riverside Parks and Recreation Department, Building and Safety Department.

40. Recreational Trails.	☐	☐	☐	☒

Source: RCCGP Fig. IV.19-IV.24, Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, SWAP Community Plans Trails and Bike Paths Map

Findings of Fact: The SWAP Community Plan identifies a regional trail and bike path through the proposed project site. The exist regional trail runs along the Wildomar Channel.

Mitigation: Tract Map No. 25122 has been conditioned (50.PLANNING.35) to pay Quimby Fees to the County Parks and Recreation Department.

Monitoring: County of Riverside Parks and Recreation Department, Building and Safety Department.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Result in inadequate parking capacity?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☐	☒	☐
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
e) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
f) Substantially increase hazards to a design feature (e.g. , sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
h) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☐	☒

Source: RCCGP Fig. IV.1-IV.11

Findings of Fact: The project will not create a significant increase in traffic levels.

Mitigation: Applicant or successor shall comply with TR25122 conditions 50.TRANS.1, 50.TRANS.2 50.TRANS.3, 50.TRANS.4, 50.TRANS.5, 50.TRANS.6, 50.TRANS.7, 50.TRANS.12, 50.TRANS.13, 50.TRANS.14, 50.TRANS.15, 50.TRANS.18, 50.TRANS.19, 50.TRANS.20, 50.TRANS.22, 50.TRANS.23, 50.TRANS.14, 80.TRANS.1, 90.TRANS.1, 90.TRANS.2, and 90.TRANS.

Monitoring: Monitoring to be provided by the TLMA, Transportation Department, and Building and Safety Department staffs

42. Bike Trails	☐	☐	☒	☐

Source: RCCGP Fig. IV.12-IV.3

Findings of Fact: The SWAP Recreational Trails and Bike Paths map shows a Class I Bike path along Clinton Keith Road or adjacent to the project site.

Mitigation: Applicant or successor shall comply with TR25122 conditions 10.PLANNING.7, 50.PLANNING.10, 50.PLANNING.11, 50.PLANNING.35, 60.PLANNING.2 and 90.PLANNING.6.

Monitoring: Monitoring to be provided by the TLMA, Transportation Department, and the County of Riverside Parks and Recreation Department.

UTILITY AND SERVICE SYSTEMS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

Source: RCCGP Fig. IV.14 - IV.15

Findings of Fact: The project will have a less than significant impact on water supplies and facilities. Sufficient water supplies are available to serve the project. The developer must meet standards stipulated in the Subdivision Ordinance (Ordinance 460), particularly Section 10.5, Schedule "A" Subdivision, Provision B, Page 67 and requirements set forth by Elsinore Valley Municipal Water District.

Mitigation: The developer must meet standards stipulated in the Subdivision Ordinance (Ordinance 460), particularly Section 10.5, Schedule "A" Subdivision, Provision B, Page 67 and requirements set forth by Elsinore Valley Municipal Water District. Applicant or successor shall comply with TR29607 conditions 50.FIRE.3, 50.FIRE.6, 50.EHEALTH.1, and 50.EHEALTH.2

Monitoring: Monitoring will be provided by the Transportation Department, Health Department, Fire Department, and Elsinore Municipal Water District staffs.

44. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
b) Result in a determination by the wastewater treatment provider which serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Source: RCCGP Fig. IV.14

Findings of Fact: The project will have a less than significant impact on sewer facilities. Existing wastewater treatment capacity is sufficient to meet the demands generated by the proposed project. The project will not significantly impact existing wastewater treatment capacity. The project site is within Elsinore Valley Municipal Water District's sanitary sewer service areas. Service to the project will be dependent upon the available capacity of EVMWD available capacity of their systems at the time service agreements are made with this purveyor.

Mitigation: The developer must meet standards stipulated in the Subdivision Ordinance (Ordinance 460), particularly Section 10.5, Schedule "A" Subdivision, Provision B, Page 67 and requirements set forth by Elsinore Valley Municipal Water District. Applicant or successor shall comply with TR29607 conditions 50.EHEALTH.3, and 50.EHEALTH.4

Monitoring: Monitoring will be provided by Transportation Department, Health Department, and Elsinore Municipal Water District staffs.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☒	☐

Source: RCCGP Fig. IV.17-IV.18

Findings of Fact: Existing landfill capacity is sufficient to accommodate the project's solid waste disposal needs. The project is required to comply with federal, state, and local statutes and regulations related to solid wastes, including the CIWMP (County Integrated Waste Management Plan).

Mitigation: Riverside County Waste Management Department listed/recommended the following mitigation measures: 1) Divert 50% of solid waste from landfills by the year 2000; 2) Construction waste can be reduced through the use of onsite grinders or wood waste recycling facilities and 3) Green waste may be disposed of through onsite composting of green waste or separating green waste form other waste type and sending it to a composting facility in the area for recycling.

Monitoring: Monitoring will be provided by TLMA and Waste Management Department staffs.

46. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☒	☐	☐
e) Street lighting?	☐	☒	☐	☐
f) Maintenance of public facilities, including roads?	☐	☒	☐	☐
g) Other governmental services?	☐	☐	☒	☐
h) Conflict with adopted energy conservation plans?	☐	☐	☐	☒

Source: RCCGP Fig. IV.25-IV.26

Findings of Fact: Utilities will be provided by the relevant utility companies. The project will not require or result in the construction of new facilities or the expansion of existing utility facilities, such that the construction of said facilities could cause significant environmental effects. Through increase property taxes and adherence to regulations of applicable agencies, it is anticipated that the project will have less than significant impact on, electricity, natural gas, communications system, storm water drainage, street lighting, maintenance of public facilities, including roads, and other governmental services. The project is anticipated not to be in conflict and not create any impacts with adopted energy conservation plans.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: The applicant or successor shall comply with the requirements of the relevant utility companies. And, the applicant or successor shall comply with stormwater/drainage related TR25122 conditions 60.BSGRADE.1, 60.BSGRADE.2, 60.BSGRADE.3, 60.BSGRADE.4, 60.BSGRADE.5, 60.BSGRADE.6, 60.BSGRADE.9, 60.FLOODRI.1, 60.FLOODRI.3, 60.FLOODRI.4, 60.FLOODRI.5 and 60.FLOODRI.9. And, the applicant or successor shall comply with public street improvements and maintenance related TR29607 conditions 50.TRANS.1, 50.TRANS.2 50.TRANS.3, 50.TRANS.4, 50.TRANS.5, 50.TRANS.6, 50.TRANS.7, 50.TRANS.12, 50.TRANS.13, 50.TRANS.14, 50.TRANS.15, 50.TRANS.18, 50.TRANS.19, 50.TRANS.20, 50.TRANS.22, 50.TRANS.23, 50.TRANS.14, 80.TRANS.1, 90.TRANS.1, 90.TRANS.2, and 90.TRANS.

Monitoring: Monitoring for utility services will be accomplished through the mechanisms of each utility provider. Monitoring of above listed TR25122 conditions will be provided by TLMA, Building and Safety, Flood Control District, and Transportation Department staffs.

OTHER

47. Other:	☐	☐	☐	☒

Source: None

Findings of Fact: No other impacts are identified.

Mitigation: None required.

Monitoring: None required.

48. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☐

Source: Site Inspection, Items 1 through 47 of this checklist

Findings of Fact: The proposed subdivision does not have the potential to substantially degrade the quality of the environment, or reduce wildlife habitat or populations. The proposed project does not have the potential to reduce or eliminate any threatened or endangered species, or to reduce or eliminate any historical or prehistorical resources.

49. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: Site Inspection, Items 1 through 47 of this checklist

Findings of Fact: The proposed subdivision has been determined to present a less than substantial potential to impact environmental resources. It has been determined that through the mitigation in the Conditions of Approval the proposed project will not impact any long-term environmental goals.

50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?	☐	☐	☐	☒

Source: Site Inspection, Items 1 through 47 of this checklist

Findings of Fact: Analysis of the proposed project did not identify any impacts that could be deemed "Cumulatively considerable."

51. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Source: Site Inspection, Items 1 through 47 of this checklist

Findings of Fact: The proposed project will not cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Location Where Earlier Analyses, if used, are available for review:

Additional Studies Prepared for the Project:

a.) Biological Assement for Tentative Tract Map No. 25122, prepared by Principe and Associates dated June 1990.
b.) Acoustical Analysis of Tentative Tract Map No. 25122, prepared by Richard Colia dated May 25, 1990
c.) Response to Riverside County Review Sheet Dated April 2, 1990, for Fault Evaluation Tentative Tract Map 25122, Wildomar Area, Riverside County California, dated November 21, 2000.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

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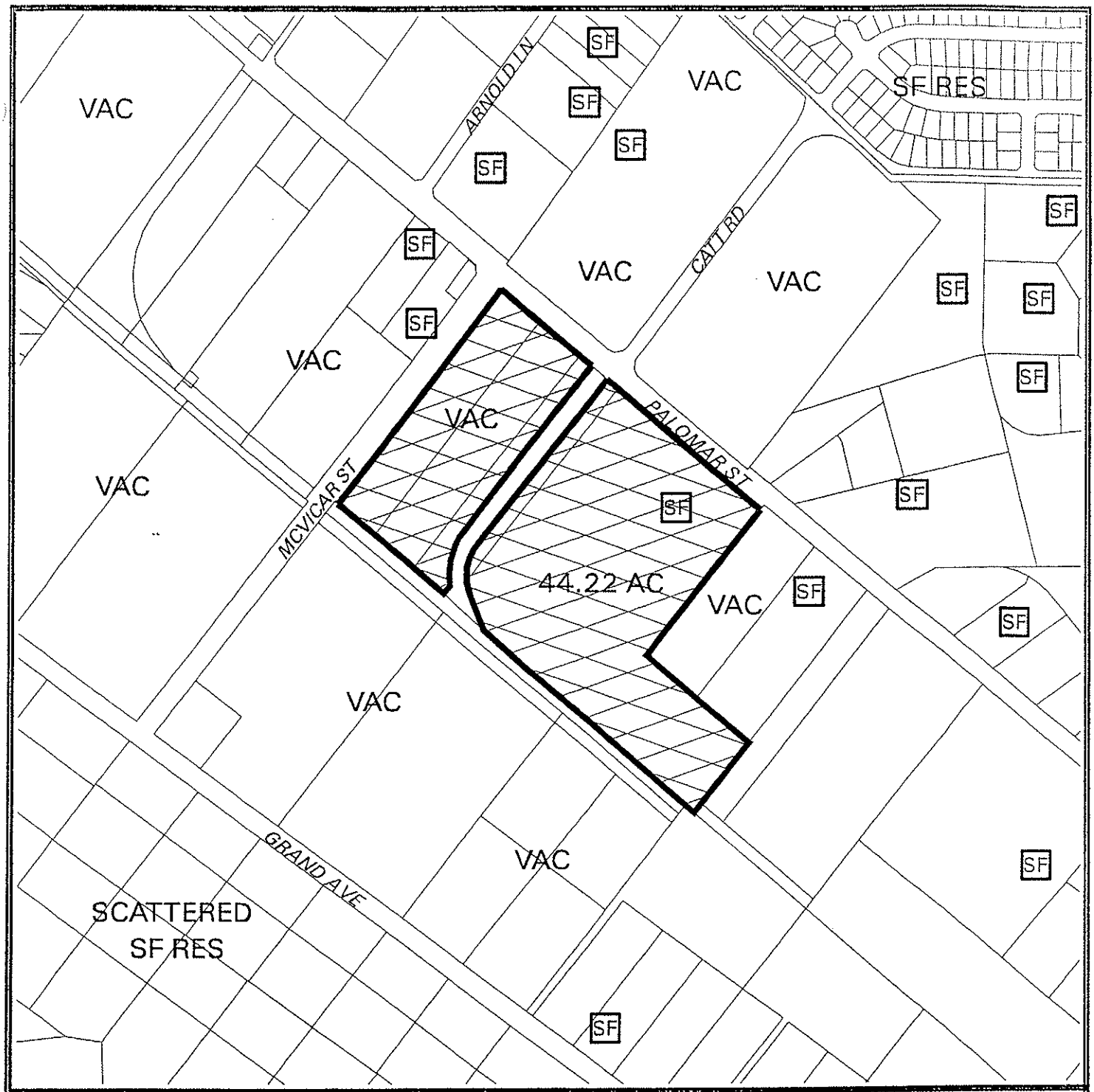
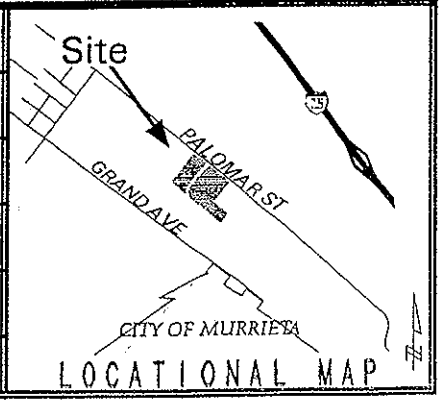


CZ5745 TR25122 GPA453

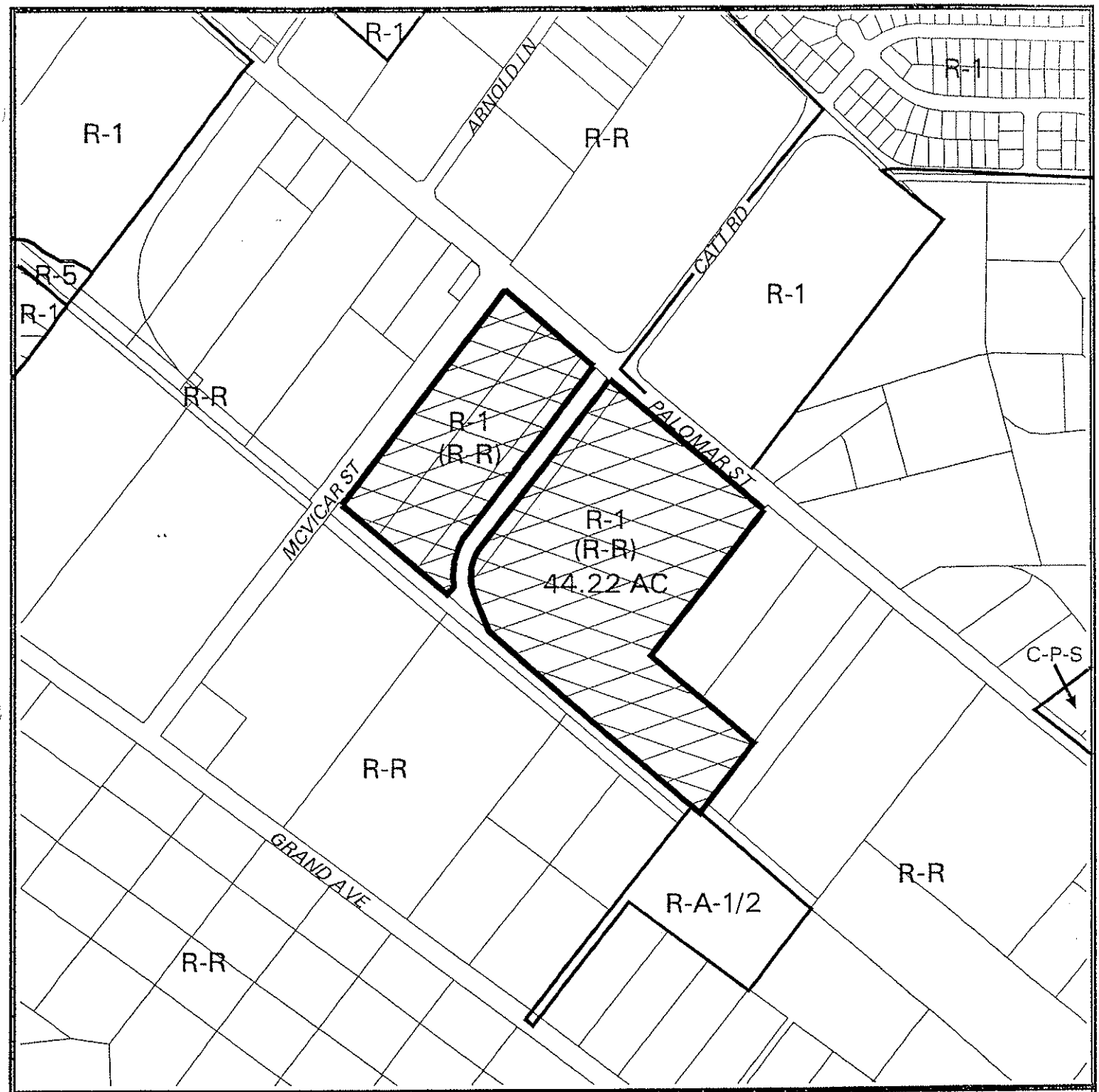
LAND USE			Ex. 1
Sec. 2 T7SR4W		Bk./Pg. Assessors	380-8
Zone Area	RANCHO CALIFORNIA	Sup. Dist.	1ST
Thomas Bros.Pg. 927 D1	Date Drawn 09/27/2001	Drawn By:	lp

RIVERSIDE COUNTY PLANNING DEPARTMENT

1" = 600'

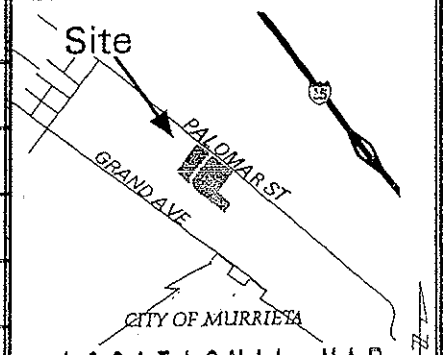


LOCATIONAL MAP

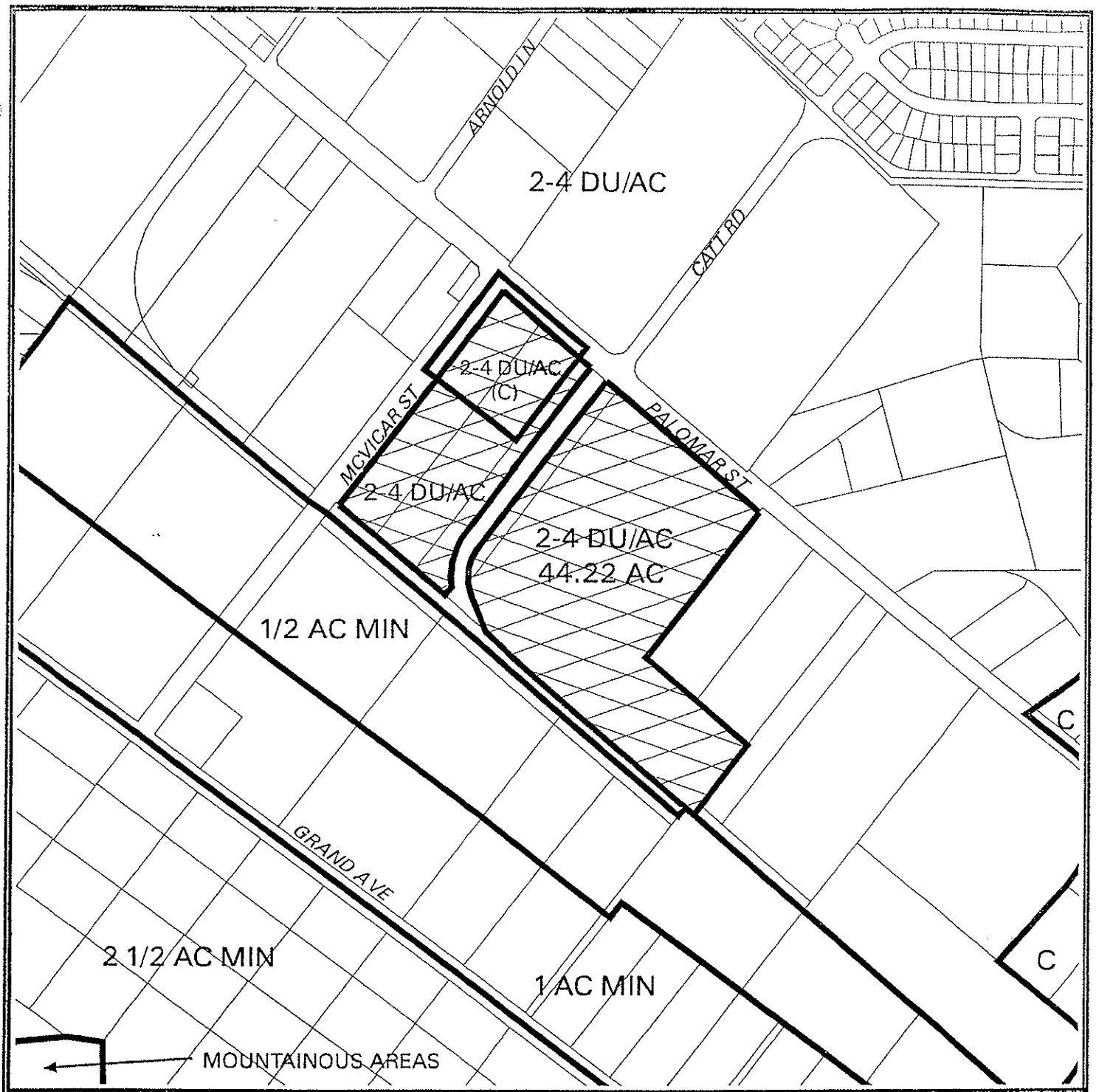


CZ5745 TR25122 GPA453			
PROPOSED ZONING			Ex. 2
Sec. 2 T7SR4W	Bk./Pg. Assessors	380-8	
Zone Area RANCHO CALIFORNIA		Sup. Dist.	1ST
Thomas Bros.Pg. 927 D1	Date Drawn 09/27/2001	Drawn By:	lp
RIVERSIDE COUNTY PLANNING DEPARTMENT			

1" = 600'



LOCATIONAL MAP



CZ5745 TR25122 GPA453

PROPOSED GPA | Ex. 6A

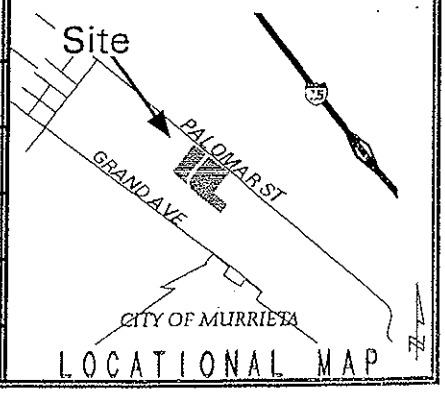
Sec. 2 T7SR4W | Bk/Pg. Assessors 380-8

Zone Area RANCHO CALIFORNIA | Sup. Dist. 1ST

Thomas Bros.Pg. 927 D1 | Date Drawn 09/28/2001 | Drawn By: lp

RIVERSIDE COUNTY PLANNING DEPARTMENT

1" = 600'



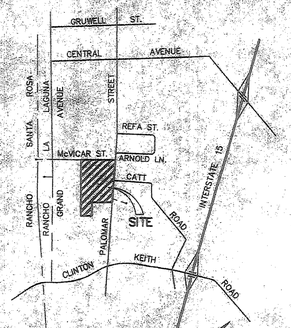
LOCATIONAL MAP

ATTACHMENT D

Reduced copy of the County approved TM 25122

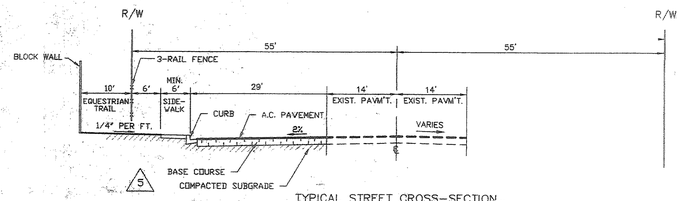
TENTATIVE TRACT MAP NO. 25122

AMENDED NO. 6

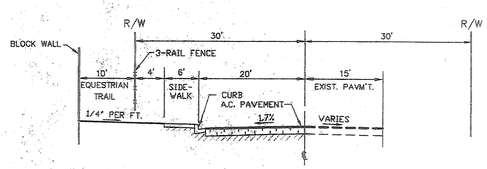


VICINITY MAP
NTS

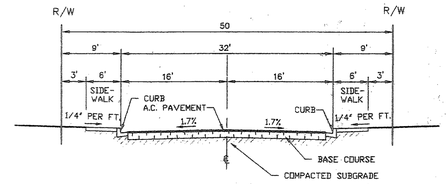
LOT NO.	LOT SIZE (sq. ft.)	LOT NO.	LOT SIZE (sq. ft.)
1	9113	54	8636
2	7209	55	7500
3	8760	56	7500
4	10357	57	7490
5	9019	58	6834
6	8817	59	11447
7	7227	60	9726
8	8612	61	10036
9	8110	62	10188
10	7339	63	7591
11	9004	64	8182
12	9756	65	8150
13	8990	66	9144
14	8621	67	7535
15	8670	68	7794
16	8670	69	7200
17	8670	70	7200
18	9054	71	7200
19	12477	72	7200
20	13646	73	7200
21	10890	74	7200
22	10890	75	7200
23	10616	76	7621
24	11358	77	13371
25	8614	78	11038
26	7713	79	9434
27	7628	80	7351
28	7354	81	7200
29	7225	82	7200
30	7476	83	8298
31	8982	84	8182
32	8288	85	8925
33	8286	86	8162
34	8285	87	8616
35	8283	88	11579
36	8281	89	14124
37	8332	90	7557
38	8837	91	7762
39	7200	92	7519
40	7200	93	8784
41	7200	94	15408
42	7200	95	9215
43	7200	96	7232
44	7200	97	7455
45	7200	98	10523
46	8521	99	9614
47	9457	100	7200
48	8221	101	7800
49	8221	102	10303
50	8221	103	119948
51	8221	104	369280
52	8221		
53	8540		



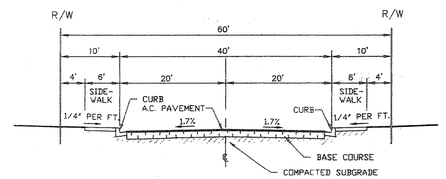
TYPICAL STREET CROSS-SECTION
PALOMAR STREET
NO SCALE



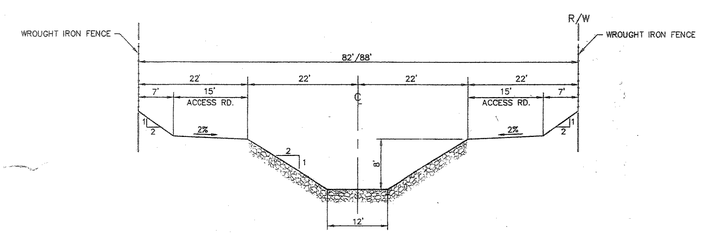
TYPICAL STREET CROSS-SECTION
McVICAR STREET
NO SCALE



TYPICAL STREET CROSS-SECTION
RESIDENTIAL STREET
STREETS "F","G", & "H"
NO SCALE



TYPICAL STREET CROSS-SECTION
RESIDENTIAL STREET
STREETS "D","E","I","J","K", & "M"
CATT RD., DELCA LN.
NO SCALE



TYPICAL ROCK LINED CHANNEL SECTION B-B
(EXISTING)
NO SCALE

GENERAL NOTES

1. LEGAL DESCRIPTION
   PARCELS 1 THROUGH 4 AND LOTS "A" AND "B" OF PARCEL MAP 8725 AS SHOWN BY MAP ON FILE IN BOOK 38, PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.
   EXCEPTING PARCEL 7070-31 AS SHOWN ON RECORD OF SURVEY 58, PAGES 26 THROUGH 31, FILED IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, AS DESCRIBED IN DEED REC. DECEMBER 12, 1986, AS INST. NO. 317171.
2. TOTAL ORIGINAL ACREAGE:
   44.22 ACRES GROSS
3. NUMBER OF LOTS:
   104 LOTS
4. MINIMUM LOT SIZE:
   7,200 S.F.
5. EXISTING ZONING:
   RR
6. PROPOSED ZONING:
   R-1
7. EXISTING LAND USE:
   RESIDENTIAL, HORSE RANCH
8. PROPOSED LAND USE:
   RESIDENTIAL
9. TENTATIVE MAP PREPARED:
   DECEMBER, 1997
10. METHOD OF SEWAGE DISPOSAL
    SEWER
11. UTILITIES:
    WATER - ELSINORE VALLEY MUNICIPAL WATER DISTRICT
    SEWER - ELSINORE VALLEY MUNICIPAL WATER DISTRICT
    GAS - SOUTHERN CALIFORNIA GAS
    ELECTRIC - SOUTHERN CALIFORNIA EDISON
    TELEPHONE - GENERAL TELEPHONE
12. SCHOOL DISTRICT:
    LAKE ELSINORE UNIFIED SCHOOL DISTRICT
13. ASSESSORS PARCEL NO.'S:
    369-180-061, 063, 076, 077 & 079
14. EDITION 2000 THOMAS BROS. GUIDE:
    PAGE 927, D-1 AND D-2
15. S.W.A.P. DESIGNATION:
    2-4 D.U. / ACRE, COMMERCIAL
16. TENTATIVE MAP SHOWS ENTIRE CONTIGUOUS OWNERSHIP
17. ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNED TO ACCOMODATE 100 YR. STORM FLOWS.
18. THIS IS A SCHEDULE "A" SUBDIVISION.
19. LOTS 31-38 & 68 ARE SUBJECT TO ORD. 625.1 "RIGHT TO FARM".
20. A LIQUEFACTION STUDY HAS BEEN PREPARED FOR THIS PROPERTY AND IS ON FILE AT THE RIVERSIDE COUNTY PLANNING DEPT. UNDER COUNTY GEOLOGIC REPORT NO. 957. (PETRA JN 311-97)

AMENDED NO. 6
K. Sarely 2-25-02
File Copy
MAR 01 2007

OWNER/APPLICANT
VLADIMIR SUKHOV
22321 PALOMAR STREET
WILDOMAR CA 92595
TEL. (909) 678-4505

THIS MAP IS BASED ON RECORD DATA AND SHOULD NOT BE RELIED UPON FOR ACCURATE SURVEY INFORMATION. ALL MEASUREMENTS SHALL BE FIELD VERIFIED BY PERSONS AUTHORIZED TO PERFORM SUCH WORK.

ANY DESIGN INFORMATION SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE AND SHALL NOT BE RELIED ON FOR CONSTRUCTION PURPOSES.

PREPARED BY:
MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC.
41635 Enterprise Circle North - Suite B
Temecula, California 92590
(909)296-3466 TEL (909)296-3476 FAX
LARRY R. MARKHAM R.C.E. 30657

EARTHWORK QUANTITIES

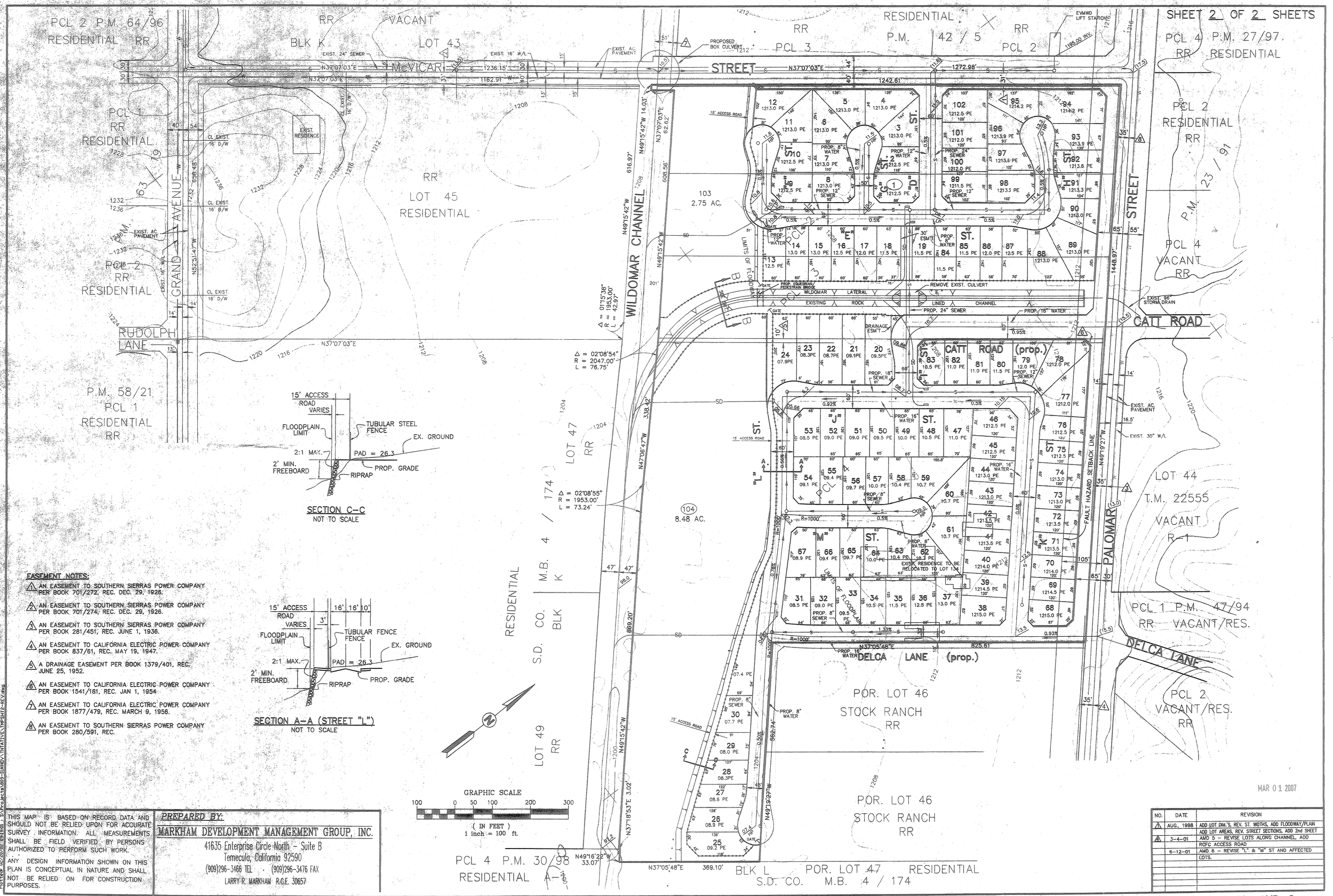
TOTAL - 61,500 C.Y.±
CUT/FILL BALANCE

LOT SUMMARY

7200 SF MIN. = 83
GPA AREA = 19
OPEN SPACE = 2
TOTAL = 104

NO.	DATE	REVISION
1	AUG., 1998	ADD LOT DIM.'S, REV. ST. WIDTHS, ADD FLOODWAY/PLAIN
		ADD LOT AREAS, REV. STREET SECTIONS, ADD 2nd SHEET
2	9-15-99	AMD 3 - DELETE AREA WEST OF CHANNEL
3	1-14-00	AMD 4 - DELETE LOTS WITHIN FLOODWAY
4	3-4-01	AMD 5 - REVISE LOTS ALONG CHANNEL, ADD
		RCFC ACCESS ROAD
	6-12-01	AMD 6 - REVISE "L" & "M" ST AND AFFECTED
		LOTS.
5	2-20-02	REVISE STREET SECTIONS

Plotted: 02/20/02 09:45 : S:\Projects\809-SUKHOV\TNTATIVE\809-f1.dwg



EASEMENT NOTES:

1. AN EASEMENT TO SOUTHERN SIERRAS POWER COMPANY PER BOOK 701/272, REC. DEC. 29, 1926.
2. AN EASEMENT TO SOUTHERN SIERRAS POWER COMPANY PER BOOK 701/274, REC. DEC. 29, 1926.
3. AN EASEMENT TO SOUTHERN SIERRAS POWER COMPANY PER BOOK 281/451, REC. JUNE 1, 1936.
4. AN EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 837/61, REC. MAY 19, 1947.
5. A DRAINAGE EASEMENT PER BOOK 1379/401, REC. JUNE 25, 1952.
6. AN EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 1541/161, REC. JAN 1, 1954
7. AN EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 1877/479, REC. MARCH 9, 1956.
8. AN EASEMENT TO SOUTHERN SIERRAS POWER COMPANY PER BOOK 280/591, REC.

SECTION A-A (STREET "L")
NOT TO SCALE

MAR 0 1 2007

THIS MAP IS BASED ON RECORD DATA AND SHOULD NOT BE RELIED UPON FOR ACCURATE SURVEY INFORMATION. ALL MEASUREMENTS SHALL BE FIELD VERIFIED BY PERSONS AUTHORIZED TO PERFORM SUCH WORK.

ANY DESIGN INFORMATION SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE AND SHALL NOT BE RELIED ON FOR CONSTRUCTION PURPOSES.

PREPARED BY:
MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC.
41635 Enterprise Circle North - Suite B
Temecula, California 92590
(909)296-3466 TEL · (909)296-3476 FAX
LARRY R. MARKHAM R.C.E. 30657

NO.	DATE	REVISION
1	AUG., 1998	ADD LOT DIM.'S, REV. ST. WIDTHS, ADD FLOODWAY/PLAIN
		ADD LOT AREAS, REV. STREET SECTIONS, ADD 2nd SHEET
2	3-4-01	AMD 5 - REVISE LOTS ALONG CHANNEL, ADD
		ROFC ACCESS ROAD
	6-12-01	AMD 6 - REVISE "L" & "M" ST AND AFFECTED
		LOTS.

TRACT 25122 AMD. 6

Plotted: 02/20/08 09:19:01 S:\Projects\909-04\DV\TNTATIVE\TMPSHT2-REV.dwg

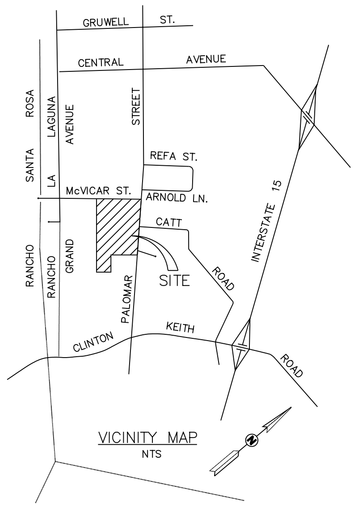
ATTACHMENT E

Reduced copy of the final map with minor changes (TM 25122)

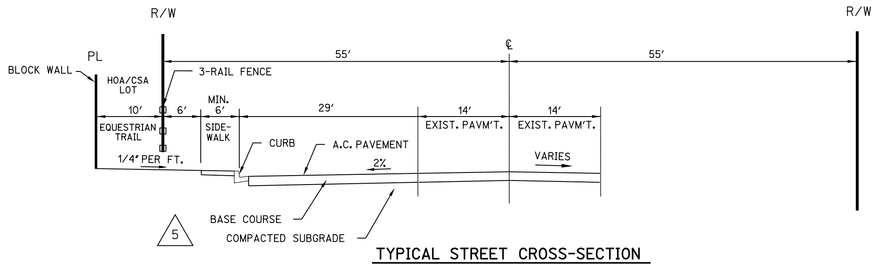
IN THE CITY OF WILDOMAR

TENTATIVE TRACT MAP 25122
MINOR CHANGE EXHIBIT

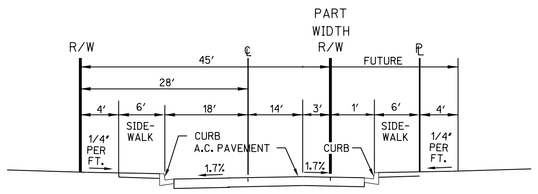
(PA 13-_____)



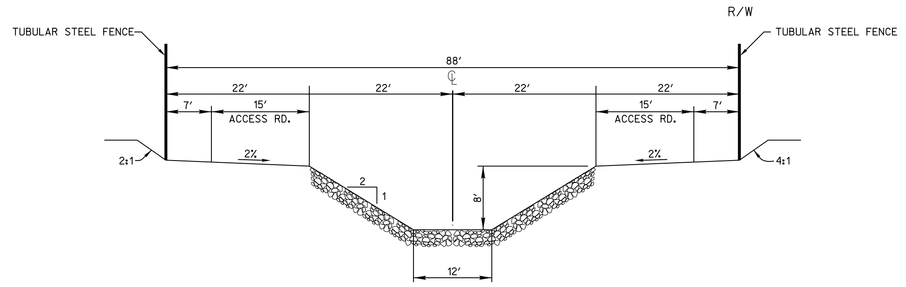
VICINITY MAP
NTS



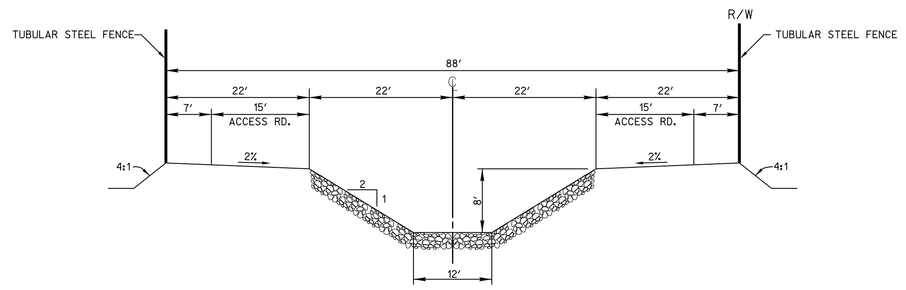
5 TYPICAL STREET CROSS-SECTION
PALOMAR STREET
NO SCALE



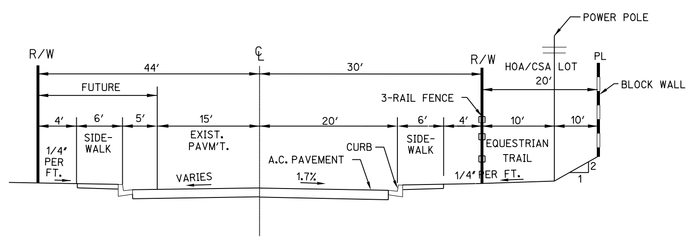
5 TYPICAL STREET CROSS-SECTION
DELCA STREET
NO SCALE



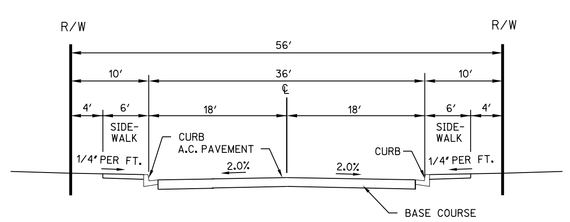
TYPICAL ROCK LINED CHANNEL SECTION B-B
(EXISTING)
NO SCALE



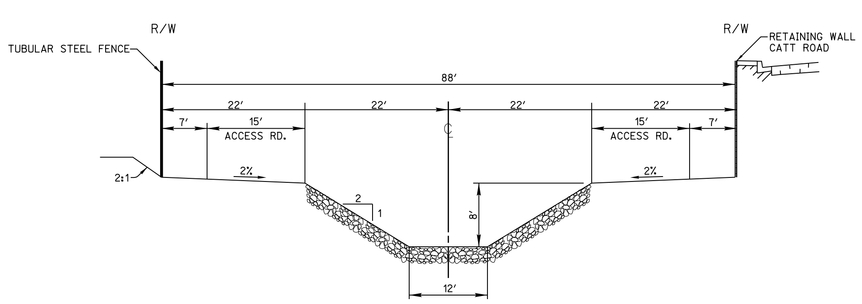
TYPICAL ROCK LINED CHANNEL SECTION C-C
(EXISTING)
NO SCALE



5 TYPICAL STREET CROSS-SECTION
McVICAR STREET
NO SCALE



TYPICAL STREET CROSS-SECTION
RESIDENTIAL STREET
STREETS 'D','E','F','G','H','I','J','K','L' & 'M'
& CATT RD.
NO SCALE



TYPICAL ROCK LINED CHANNEL SECTION A-A
(EXISTING)
NO SCALE

LOT NO.	LOT SIZE (sq. ft.)
1	8900
2	8308
3	8286
4	8536
5	8930
6	8560
7	12290
8	11400
9	12282
10	9066
11	7616
12	7989
13	8047
14	7211
15	7801
16	14902
17	20491
18	11420
19	9333
20	9079
21	16758
22	11073
23	8301
24	7230
25	7201
26	7201
27	7201
28	7201
29	7211
30	7212
31	7350
32	7243
33	7238
34	7207
35	7227
36	7280
37	7986
38	7372
39	7320
40	7320
41	8551
42	7375
43	7200
44	7200
45	7205
46	8305
47	15313
48	10242
49	7210
50	7378
51	7380
52	7380

LOT NO.	LOT SIZE (sq. ft.)
53	7380
54	7380
55	7380
56	7380
57	7948
58	8922
59	7824
60	7824
61	7824
62	7822
63	7828
64	7684
65	7866
66	7200
67	7200
68	7200
69	7200
70	7200
71	7200
72	7200
73	7646
74	7648
75	8015
76	8015
77	8015
78	8015
79	8015
80	8089
81	7711
82	7357
83	7367
84	7310
85	7208
86	10296
87	10609
88	9580
89	11663
90	7546
91	7937
92	7994
93	8003
94	10201
95	7763
96	8283
97	8646
98	8482
99	4076

DATE	BY	REVISIONS

GENERAL NOTES

1. LEGAL DESCRIPTION
PARCELS 'A', 'B', 'C' AND 'D' OF LOT LINE ADJUSTMENT NO. 4497 RECORDED _____ OF OFFICIAL RECORDS, RIVERSIDE COUNTY, STATE OF CALIFORNIA
2. TOTAL ORIGINAL ACREAGE:
41.72 ACRES GROSS
3. NUMBER OF LOTS:
103 LOTS
4. MINIMUM LOT SIZE:
7,200 S.F.
5. EXISTING ZONING:
R-1/RR
6. PROPOSED ZONING:
R-1/RR
7. EXISTING LAND USE:
RESIDENTIAL, HORSE RANCH
8. PROPOSED LAND USE:
RESIDENTIAL
9. TENTATIVE MAP PREPARED:
DECEMBER, 1997
10 METHOD OF SEWAGE DISPOSAL
SEWER
11. UTILITIES:
WATER - ELSINORE VALLEY MUNICIPAL WATER DISTRICT
SEWER - ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS - SOUTHERN CALIFORNIA GAS
ELECTRIC - SOUTHERN CALIFORNIA EDISON
TELEPHONE - VERIZON
12. SCHOOL DISTRICT:
LAKE ELSINORE UNIFIED SCHOOL DISTRICT
13. ASSESSORS PARCEL NO.'S:
369-180-061, 063, 076, 077 & 079
14. EDITION 2000 THOMAS BROS. GUIDE:
PAGE 927, D-1 AND D-2
15. ELSINORE AREA DESIGNATION:
MEDIUM DENSITY RESIDENTIAL(2-5 DU/AC)
16. TENTATIVE MAP SHOWS ENTIRE CONTIGUOUS OWNERSHIP
17. ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNED TO ACCOMODATE 100 YR. STORM FLOWS.
18. THIS IS A SCHEDULE 'A' SUBDIVISION.
19. ALL LOTS ARE SUBJECT TO ORD. 625.1 'RIGHT TO FARM'.
20. A LIQUEFACTION STUDY HAS BEEN PREPARED FOR THIS PROPERTY AND IS ON FILE AT THE RIVERSIDE COUNTY PLANNING DEPT. UNDER COUNTY GEOLOGIC REPORT NO. 957. (PETRA JN 311-97) AND GEOLOGIC REPORT NO. 1149 (T.H.E. SOILS CO.)

EARTHWORK QUANTITIES

CUT	105,000 CY
FILL	225,000 CY
IMPORT	120,000 CY

EASEMENT NOTES:

1. AN EASEMENT TO SOUTHERN SIERRAS POWER COMPANY PER BOOK 701/272, REC. DEC. 29, 1926.
2. AN EASEMENT TO SOUTHERN SIERRAS POWER COMPANY PER BOOK 280/591, REC. DEC. 29, 1926.
3. AN EASEMENT TO SOUTHERN SIERRAS POWER COMPANY PER BOOK 281/451, REC. JUNE 1, 1936.
4. AN EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 837/61, REC. MAY 19, 1947.
5. AN EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 1541/161, REC. JAN 1, 1954

LEGEND

TENTATIVE MAP BOUNDARY	
CUT/FILL BANK 2:1	
PROPOSED CONTOUR	1540
EXISTING CONTOUR	1540
EXISTING SPOT ELEVATION	X 1535.0
BEGIN/END VERTICAL CURVE	
POINT OF INTERSECTION	PI
FINISHED SURFACE	FS
GRADE BREAK	GB
HIGH POINT	HP
EXISTING EDGE OF PAVEMENT	
STREET CENTERLINE ELEVATION	30
STREET GRADE	2%
LOT NUMBER	100
PAD ELEVATION	PE=1554..0
PROPOSED SEWER/MANHOLE	S
PROPOSED STORM DRAIN	SD
PROPOSED WATERLINE	W
EXISTING SEWER/MANHOLE	S
EXISTING STORM DRAIN	SD
EXISTING WATERLINE	W
PROPOSED CROSS GUTTER	
PROPOSED EARTHEN SWALE	
RETAINING WALL	

OWNER/DEVELOPER:

CV COMMUNITIES
1900 QUAIL STREET
NEWPORT BEACH, CA 92660

PH. (949) 258-7555

SCALE: 1" = 100'
100 0 100 200

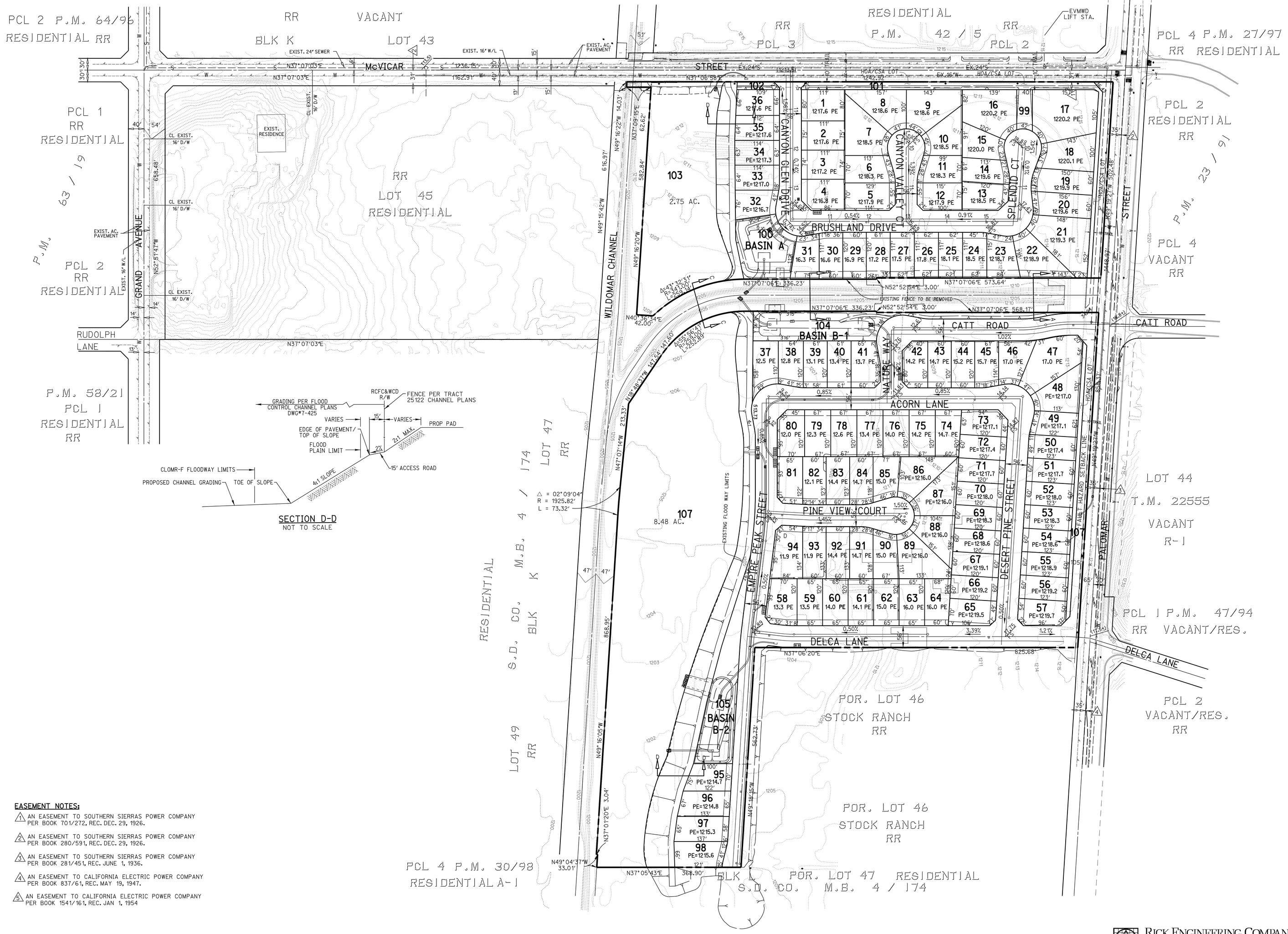
DATE PREPARED: 11/14/2013

RICK ENGINEERING COMPANY
San Diego Riverside Orange Phoenix Tucson
1223 University Ave., Ste. 240 • Riverside, CA 92507-3418 • (909)782-0707 • FAX (909)782-0723 • www.rickeng.com

IN THE CITY OF WILDOMAR

TENTATIVE TRACT MAP 25122
MINOR CHANGE EXHIBIT

(PA 13-_____)



SECTION D-D
NOT TO SCALE

EASEMENT NOTES:

1. AN EASEMENT TO SOUTHERN SIERRAS POWER COMPANY PER BOOK 701/272, REC. DEC. 29, 1926.
2. AN EASEMENT TO SOUTHERN SIERRAS POWER COMPANY PER BOOK 280/591, REC. DEC. 29, 1926.
3. AN EASEMENT TO SOUTHERN SIERRAS POWER COMPANY PER BOOK 281/451, REC. JUNE 1, 1936.
4. AN EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 837/61, REC. MAY 19, 1947.
5. AN EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 1541/161, REC. JAN 1, 1954

DATE PREPARED ON 11/14/13

DATE	BY	REVISIONS

RICK ENGINEERING COMPANY
San Diego Riverside Orange Phoenix Tucson
1223 University Ave., Ste. 240 • Riverside, CA 92507-3418 • (909)782-0707 • FAX (909)782-0723 • www.rickeng.com

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ATTACHMENT F

Full size copy of the County approved TM 25122
(under separate cover)

ATTACHMENT G

Full size copy of the proposed Final Map for TM 25122(with Minor Changes)

(under separate cover)

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #2.2
PUBLIC HEARING
Meeting Date: January 15, 2014

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: **Minor Change to Tentative Tract Map No. 32078 (PA 13-0122):** Planning Commission consideration of a minor change to Tentative Tract Map No. 32078 located on the west side of Palomar Street approximately 1,500 feet south of McVicar Street (APN's: 380-080-008; 380-080-009; 380-140-001).

RECOMMENDATION:
The Planning Department recommends the Planning Commission take the following action:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 14-02

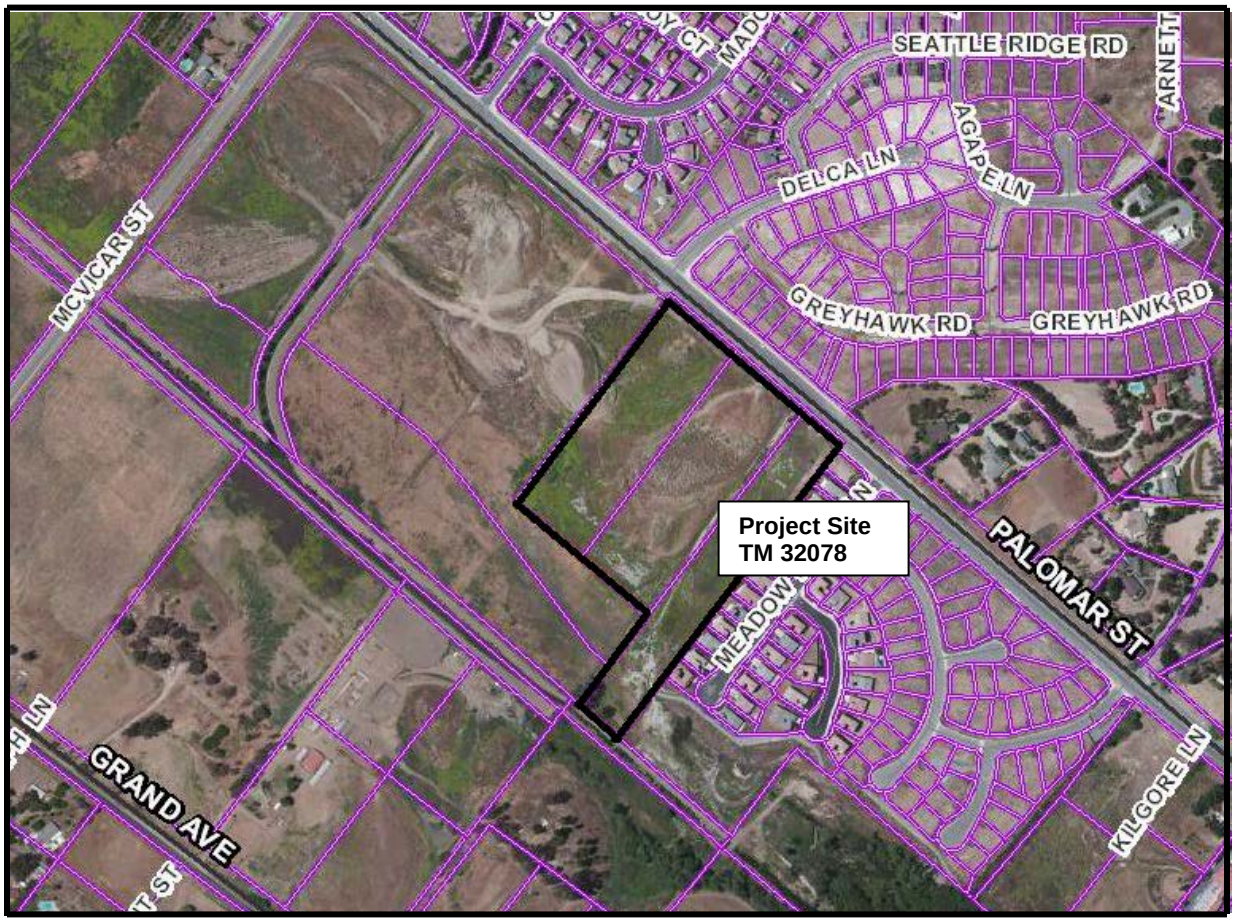
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A MINOR CHANGE TO TENTATIVE TRACT MAP NO. 32078 (PLANNING APPLICATION NO. 13-0122) LOCATED ON THE WEST SIDE OF PALOMAR STREET APPROXIMATELY 1,500 FEET SOUTH OF MCVICAR STREET (APN'S: 380-080-008; 380-080-009; 380-140-001)

BACKGROUND / DESCRIPTION

The applicant (CV Communities) is proposing several minor changes to its approved tentative tract map (TTM No. 32078). The applicant submitted to the Engineering Department the final map and street improvement plans for review. As part of this review, the City Engineer has determined that the final map did not substantially conform to the approved tentative map. Thus, a minor change is required in accordance with Section 16.12.220 of the Wildomar Municipal Code before the final map can be reviewed by City Council. The specific minor changes are discussed in the sections below.

Tentative Tract Map No. 32078 is located on the west side of Palomar Street south of McVicar Street. The aerial photo below illustrates the project site and surrounding area.

Vicinity/Location Map



Tentative Tract Map No. 32078 was approved by the County of Riverside on April 25, 2006 for the development of 55 single family dwelling units. In connection with such approval, the County also adopted its Mitigated Negative Declaration (EA No. 39406). The tentative map remains currently active and falls within the automatic time extensions approved by the state of California as part of SB 1185, AB 333, AB 208 and AB 116. In addition to the state extensions, the Development Agreement (DA No. 12-0395) approved by the City Council on November 13, 2013 extended the life of the tract map to April 25, 2019.

Proposed Minor Changes:

The minor changes are being processed under the requirements of Title 16, Section 16.12.220 of the Wildomar Municipal Code. The changes are needed in part to comply with state and federal requirements. The minor changes being requested by the applicant are as follows:

1) Modifications to the approved lot numbers which have been re-ordered to create a better land plan.

2) Modify the pad elevation differential 2.2' average with an overall average pad change of +2.1'. The minor increase due in part to matching requirements of the approved CLOMR, and the need to match grades with neighboring tract 25122 as proposed.

3) The cul-de-sac at the basin has been eliminated.

4) Adjust the Palomar Road parkway section to match adjacent tracts to the north and south.

5) Eliminate the "basin" south of lot 20.

In addition, the City is proposing that condition of approval "10. Every. 3 Map – Hold Harmless" regarding the applicant's duty to indemnify the City be amended to reflect the City's current standard indemnity provision. This has been added to PC Resolution No. 13-31 (Section 4).

PROJECT ANALYSIS

The minor changes proposed by the applicant have been reviewed by the Public Works Director/City Engineer and Planning Director. As outlined in Section 16.04.060 (Definitions) of the Subdivision Ordinance, a "minor change" is defined as follows:

> " '*Minor change'* means a minor modification of an approved tentative map that includes, but is not limited to, a change in lot lines, lot design or street alignment, building pad location or grading proposals provided the basic design concept is retained. A minor change may decrease, but not increase the number of approved lots. A minor change may alter or delete any condition of approval which is no longer appropriate or necessary. Notwithstanding the above, or any other provision herein to the contrary, a request to alter or delete a condition of approval of any approved tentative map within the boundaries of the following districts, shall in all instances, be considered a minor change: Assessment District No. 159, Assessment District 161, Community Facilities District No. 84-2, Community Facilities District No. 87-1, Community Facilities District No. 87-5, and Community Facilities District No. 88-8."

There are no specific findings in the City's Code required for a minor change; however, the definition above sets the criteria by which the Public Works Director/City Engineer and Planning Director's can make a recommendation on a applicant's request. Each request for a minor change has been analyzed against the above criteria as follows:

1) Request - Modifications to the approved lot numbers which have been re-ordered to create a better land plan.

   Staff Finding - This request meets the definition of a minor change since the request is being made to modify lot numbers which will not increase or reduce the number of approved lots. Further, the modified lot numbers remain consistent with the R-1 zone standards for minimum lot size, lot depth and lot width.

2) Request - Modify the pad elevation differential 2.2' average with an overall average pad change of +2.1'. The minor increase due in part to matching requirements of the approved CLOMR, and the need to match grades with neighboring tract 25122 as proposed.

   Staff Finding - This request meets the definition of a minor change since the request to modify the pad location retains the basic design concept approved with the tentative tract map.

3) Request – The cul-de-sac at the basin has been eliminated.

   Staff Finding - This request meets the definition of a minor change since the basic design concept approved with the tentative tract map remains in tact. Further, the change is being proposed to increase vehicular safety which results in a better tract design.

4) Request – Adjust the Palomar Road parkway section to match adjacent tracts to the north and south.

   Staff Finding - This request meets the definition of a minor change since the roadway shift retains the basic design concept approved with the original tentative tract map, and does not impact the traffic flow. Further, it will match the adjacent street design to create a consistent streetscape.

5) Request – Eliminate the "basin" south of lot 20.

   Staff Finding - This request meets the definition of a minor change as the basic design concept is maintained. Further, enhanced water quality requirements will be met at other locations within the tract as allowed by the Regional Water Quality Control Board water quality regulations.

In addition, the City's proposed revision to condition of approval "10. Every. 3 Map – Hold Harmless" is consistent with the definition of a "minor change," which allows for alterations to conditions of approval. The revised condition has been added to PC Resolution No. 14-02 (Section 4).

Based on the criteria outlined in Section 16.04.060 the Wildomar Municipal Code, it is staff's opinion that each minor change meets the criteria to support the changes to Tentative Tract Map No. 32078 as a minor change. Therefore, staff is recommending the Commission approve the minor change request by adopting PC Resolution No. 14-02 (Attachment A).

For Commission information, a copy of the conditions for TTM No. 32078, and a copy of the environmental assessment (EA No. 39406) approved and adopted by Riverside County are provided in Attachments B and C. A reduced copy of the approved tract map and final map (with minor changes) are provided in Exhibits D and E. Full size copies of the approved tentative tract map and the proposed final map (with the minor changes) are also provided for Commission review as Attachments F&G.

CEQA DISCUSSION

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a Mitigated Negative Declaration was prepared, considered and approved by the County Planning Commission and the County Board of Supervisors in approving Tentative Tract Map No. 32078 and a notice of determination was filed. Upon evaluation of the applicants' request, City staff recommends the Wildomar Planning Commission determine that the proposed minor changes to TTM 32078 do not significantly change the design or project features evaluated in the original MND prepared and adopted by Riverside County. Further, upon incorporation of the City of Wildomar, the City adopted the General Plan and Zoning Ordinance of Riverside County that were used to consider and approve Tentative Tract Map 32078. Since incorporation, the City has not made any amendments to the General Plan land use designation of Medium Density Residential (MDR) or to the R-1 (One-Family Dwelling) Zoning designation that would affect the approved tract map. In addition, the applicant and City staff have thoroughly investigated whether the environmental setting of TTM 32078 has changed since the map was first approved and presented their findings to the Planning Commission on August 7, 2013 as a part of the Planning Commission's consideration of the Development Agreement for TTM 32078. Staff concluded, and the Planning Commission agreed, that there had been no significant changes to the environmental setting of TTM 32078 that would warrant further analysis under CEQA.

As there have been no changes in the project, no changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects, none of the conditions exist that might otherwise require a subsequent EIR, subsequent MND or subsequent Negative Declaration or an Addendum pursuant to Title 14 Cal. Code Regs. Section 15162.

PUBLIC NOTICING

In accordance with Title 16, Section 16.12.140 of the Wildomar Municipal Code, the Planning Department on January 3, 2013 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the public hearing for the proposed minor change to TTM No. 32078 to be held on January 15, 2014. In addition, the Planning Department on December 30, 2013 mailed the public hearing notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the January 15, 2014 public hearing. The same notice was also mailed on December 30, 2013 to the Elsinore Valley Municipal Water District (EVMWD) and the Lake Elsinore Unified School District LEUSD) in accordance with the City's Code notifying them of the January 15, 2014 public hearing.

Respectfully Submitted,	Reviewed By,
Matthew C. Bassi	Erica Vega
Planning Director	Assistant City Attorney

ATTACHMENTS

A. PC Resolution No. 14-02
B. County Approved Conditions of Approval for TM 32078
C. County Approved Environmental Assessment (MND - EA No. 39406)
D. Reduction of the approved TTM 32078
E. Reduction of the final TTM 32078 with the minor changes.
F. Full size copy of the County approved TM 32078 (under separate cover)
G. Full size copy of the proposed final map for TM 32078 (under separate cover)

ATTACHMENT A

PC Resolution No. 14-02

PC RESOLUTION NO. 14-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A MINOR CHANGE TO TENTATIVE TRACT MAP NO. 32078 (PLANNING APPLICATION NO. 13-0122) LOCATED ON THE WEST SIDE OF PALOMAR STREET APPROXIMATELY 1,500 FEET SOUTH OF MCVICAR STREET (APN'S: 380-080-008; 380-080-009; 380-140-001)

WHEREAS, an application for a Minor Change to Tentative Tract Map No. 32078 (Planning Application No. 13-0122) has been filed by:

Applicant / Owner:	C.V. Communities, Inc.
Authorized Agent:	Mr. Adam Smith
Project Location:	Southwest Corner of Palomar Street & McVicar Street
APN Number:	380-080-008; 380-080-009; 380-140-001; and

WHEREAS, the County of Riverside approved Tentative Tract Map No. 32078 on April 25, 2006; and

WHEREAS, the County of Riverside in connection with such approval, the County adopted its Mitigated Negative Declaration (EA No. 39406); and

WHEREAS, Tentative Tract Map No. 32078 permits the development of 55 single family homes on the property, which is owned by CV Communities, Inc.; and

WHEREAS, pursuant to extensions approved by the State legislature, Tentative Tract Map No. 32078 remains in effect as of the date of this Resolution, and in accordance with the provision of Development Agreement No. 12-0395 the tentative tract map will not expire until April 25, 2019; and

WHEREAS, in accordance with Title 16, Section 16.12.140 of the Wildomar Municipal Code, the Planning Department on January 3, 2014 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the public hearing for the proposed minor change to TTM No. 32078 to be held on January 15, 2014; and

WHEREAS, in accordance with Title 16, Section 16.12.140 of the Wildomar Municipal Code, the Planning Department on December 30, 2013 mailed a legal notice of public hearing to all adjacent property owners within a 600-foot radius of the project site notifying them of the January 15, 2014, 2013 public hearing; and

WHEREAS, in accordance with Title 16, Section 16.12.140 of the Wildomar Municipal Code, the Planning Department on December 30, 2013 mailed a legal notice of public hearing to the Elsinore Valley Municipal Water District (EVMWD) and the Lake

Elsinore Unified School District LEUSD) notifying them of the January 15, 2014 public hearing; and

WHEREAS, in accordance with Wildomar Municipal Code Section 16.12.220, the City of Wildomar Planning Commission conducted the duly noticed public hearing on January 15, 2014, at which time interested persons had an opportunity to testify in support of, or opposition to the proposed minor changes to Tentative Tract Map No. 32078, and at which time the Planning Commission received public testimony concerning the minor changes and approved Planning Application No. 13-0122.

NOW THEREFORE, the Planning Commission of the City of Wildomar does hereby resolve, determine, order as follows:

SECTION 1. CEQA FINDINGS.

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a Mitigated Negative Declaration (EA No. 39406) was prepared, considered and approved by the County Planning Commission and the County Board of Supervisors in approving Tentative Tract Map No. 32078 and a notice of determination was filed. Upon evaluation of the applicants' request, the Wildomar Planning Commission determines that the proposed minor changes to the final map for TTM 32078 does not significantly change the design or project features evaluated in the original MND prepared and adopted by Riverside County. Further, upon incorporation of the City of Wildomar, the City adopted the General Plan and Zoning Ordinance of Riverside County that were used to consider and approve Tentative Tract Map 32078. Since incorporation, the City has not made any amendments to the General Plan land use designation of Medium Density Residential (MDR) or to the R-1 (One-Family Dwelling) Zoning designation that would affect the approved tract map. In addition, the applicant and City staff have thoroughly investigated whether the environmental setting of TTM 32078 has changed since the map was first approved and presented their findings to the Planning Commission on August 7, 2013 as a part of the Planning Commission's consideration of the Development Agreement for TTM 32078. Staff concluded, and the Planning Commission agreed, that there had been no significant changes to the environmental setting of TTM 32078 that would warrant further analysis under CEQA.

As there have been no changes in the project, no changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects, none of the conditions exist that might otherwise require a subsequent EIR, subsequent MND or subsequent Negative Declaration or an Addendum pursuant to Title 14 Cal. Code Regs. Section 15162.

SECTION 2. MINOR CHANGE CRITERIA/FINDINGS

In accordance with the definition of a minor change outlined in Section 16.04.060 (Definitions) of the Subdivision Ordinance, the Planning Commission hereby determines that the proposed changes (as outlined below) to Tentative Tract Map No. 32078 meet the criteria for a minor change as follows:

1) Request - Modifications to the approved lot numbers which have been re-ordered to create a better land plan.

   Staff Finding - This request meets the definition of a minor change since the request is being made to modify lot numbers which will not increase or reduce the number of approved lots. Further, the modified lot numbers remain consistent with the R-1 zone standards for minimum lot size, lot depth and lot width.

2) Request - Modify the pad elevation differential 2.2' average with an overall average pad change of +2.1'. The minor increase due in part to matching requirements of the approved CLOMR, and the need to match grades with neighboring tract 25122 as proposed.

   Staff Finding - This request meets the definition of a minor change since the request to modify the pad location retains the basic design concept approved with the tentative tract map.

3) Request – The cul-de-sac at the basin has been eliminated.

   Staff Finding - This request meets the definition of a minor change since the basic design concept approved with the tentative tract map remains in tact. Further, the change is being proposed to increase vehicular safety which results in a better tract design.

4) Request – Adjust the Palomar Road parkway section to match adjacent tracts to the north and south.

   Staff Finding - This request meets the definition of a minor change since the roadway shift retains the basic design concept approved with the original tentative tract map, and does not impact the traffic flow. Further, it will match the adjacent street design to create a consistent streetscape.

5) Request – Eliminate the "basin" south of lot 20.

   Staff Finding - This request meets the definition of a minor change as the basic design concept is maintained. Further, enhanced water quality requirements will be met at other locations within the tract as allowed by the Regional Water Quality Control Board water quality regulations.

SECTION 3. PLANNING COMMISSION ACTION

The Planning Commission of the City of Wildomar, based on the criteria/findings above, hereby adopts PC Resolution No. 14-02 approving a minor change(s) to Tentative Tract Map No. 32078 as illustrated in Attachment E of the staff report, subject to the original conditions approved by Riverside County on April 25, 2006.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission of the City of Wildomar hereby amends condition of approval "10. Every. 3 MAP – HOLD HARMLESS", as shown on Attachment B to the staff report, to read as follows:

"The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the applicant of any Action brought and request that applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with applicant in the defense of any Action."

PASSED, APPROVED AND ADOPTED this 15th day of January 2014 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
Stan Smith
Planning Commission Chairman

ATTEST:

_____
Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Eric Vega, Assistant City Attorney

ATTACHMENT B

County Approved Conditions of Approval for TTM 32078

TRACT MAP Tract #: TR32078 Parcel: 380-140-001

APPROVED
APR 1 - 2008
BY BOARD OF SUPERVISORS

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 32078 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 32078, Amended No. P, dated December 21, 2005.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION INEFFECT

This project is a Schedule A subdivision of 16.08 acres into fifty-five (55) single-family residential lots with a minimum lot size of 7,200 square feet and one open space lot.

10. EVERY. 3 MAP - HOLD HARMLESS INEFFECT

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

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

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.

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION INEFFECT

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

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS INEFFECT

All grading shall conform to the Uniform 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 & Safety Department.

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT INEFFECT

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

10.BS GRADE. 4 MAP-G1.6 DUST CONTROL INEFFECT

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 5 MAP-G2.5 2:1 MAX SLOPE RATIO INEFFECT

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

10.BS GRADE. 6 MAP-G2.8MINIMUM DRNAGE GRAD INEFFECT

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 8 MAP-G2.10 SLOPE SETBACKS INEFFECT

Observe slope setbacks from buildings and property lines per the Uniform Building Code - as amended by Ordinance 457.

TRACT MAP Tract #: TR32078 Parcel: 380-140-001

10. GENERAL CONDITIONS

10.BS GRADE. 9 MAP* - NO GRDG & SUBDIVIDING INEFFECT

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. 11 MAP* -NPDES SUPPLEMENT "A" INEFFECT

In order to insure compliance with supplement "A" - New Development Guidelines for Santa Ana, Santa Margarita and Whitewater Drainage Management Plan, all Specific Land Use cases (plot plans, conditional use cases, & public use permits) shall provide, as part of their conceptual grading and drainage exhibit, for the control of impervious areas graded to drain to a BMP filtration system. Direct drainage from impervious areas to the street or a storm drain facility shall be avoided.

FIRE DEPARTMENT

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

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 INEFFECT

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 XXM-10 YR CURB - 100 YR ROW INEFFECT

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

10. GENERAL CONDITIONS

10.FLOOD RI. 1 XXM-10 YR CURB - 100 YR ROW (cont.) INEFFECT

installed. All lots shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 2 XXM-100 YR SUMP OUTLET INEFFECT

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 XXM-MAJOR FACILITIES-CONT DI INEFFECT

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.

10.FLOOD RI. 15 MAP BMP - ENERGY DISSIPATOR INEFFECT

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

10.FLOOD RI. 16 MAP CONSTRUCT STORM DRAINS INEFFECT

This development shall construct the flood control facilities to the District's standards to collect and convey flows from the upstream side of Palomar Street to an adequate outlet to Murrieta Creek. This condition applies to flows tributary to Deluca Land and to Street "B".

10.FLOOD RI. 17 MAP CONSTRUCT BANK PROTECTION INEFFECT

This development shall construct the stream bank protection to the District standards. Interim guidance on the design criteria for this bank protection is as follows:

A. If the applicant proposes to encroach into the floodplain and flows are erosive (i.e. greater than 6 fps) then revetment for the side slopes shall be proposed and 15-foot maintenance roads shall be show on both sides of the conveyance area. Where soft bottoms and revetted side slopes are proposed, provisions for maintenance of the

10. GENERAL CONDITIONS

10.FLOOD RI. 17 MAP CONSTRUCT BANK PROTECTION (cont.) INEFFECT

buried portion of the revetment shall be incorporated into the channel design and also into any required environmental mitigation/conservation plan.

The channel design shall be developed using hydraulic runs that consider both the maximum depth and the maximum velocity. The following criteria shall be used for selecting Manning's n value, unless substantiation for other values is submitted:
1) When determining the maximum depth: for vegetated/habitat low flow channel n = 0.10, for non-mowed channel outside of low-flow section n = 0.04, for mowed non-irrigated channel outside of low-flow section n = 0.030.
2) When determining the maximum velocity: for vegetated/habitat low flow channel n = 0.10, for the rest of the channel n = 0.03

B. If the applicant proposes to encroach into the floodplain and flows are non-erosive (i.e. less than 6 fps) then the side slopes shall be no steeper than 4 to 1 and 15-foot maintenance roads shall be shown on both sides of the conveyance area. The Manning's n values given under option B shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

10.FLOOD RI. 18 MAP FLOOD HAZARD REPORT INEFFECT

Tract Map 32178 is a proposal to subdivide 16 acres into 56 residential lots (minimum lot size of 7,200 square feet) and one open space lot in the Wildomar Valley area located on the south side of Palomar Street, approximately 2000 feet northwest of Clinton Keith Road.

The southern portion of the site is within the FEMA 100-year Zone A floodplain limits and floodway limits for Wildomar Channel as delineated on Panel 060245 2710C of the Federal Emergency Management Agency (FEMA) maps. The District has also mapped a floodplain and floodway for the Creek. The developer proposes to leave the floodway as open spaced zoned Lot "A". The finished pad elevations shall be a minimum of 2 feet above the 100-year water surface or a minimum of 1 foot above the floodway elevation which ever is higher. Both the FEMA and the District studies must be considered in all hydraulic analyses. Rock slope protection for fill slopes adjacent to the floodway

10. GENERAL CONDITIONS

10.FLOOD RI. 18 MAP FLOOD HAZARD REPORT (cont.) INEFFECT

shall be constructed outside the floodway and to District design standards including toe depth and a 15-foot wide maintenance road. The District would maintain the open space lot and the rock slope protection. The tentative map does not show the 15-foot wide maintenance road. The most southerly lot (Lot 21) may need to be eliminated so that a maintenance ramp and turn-around at the storm drain outfall as well as a continuous 15-foot wide maintenance road can be properly constructed along the northern side of Creek. The design of the bank protection for Tract 32078 shall be coordinated with the design of the bank protection for adjacent Tracts 30939 and 25122.

The property is impacted with storm runoff from two watersheds from the north. One watershed has runoff from a tributary drainage area of 218 acres that impacts the northeast corner of the site. The other watershed has a drainage area of 66 acres that impacts the northwest corner of the site. Tentative Tract Map 31353, which is situated on the north side of Palomar Street and just to the north of this project, is proposing to combine flows from both watersheds into one storm drain which Tract 32078 must extend to Murrieta Creek. This project is dependent on surrounding developments for offsite facilities to collect the tributary offsite storm runoff. Therefore, developer shall either wait for the offsite facilities to be constructed or construct adequate collection facilities that convey flows to Murrieta Creek with this project. Once the facilities are constructed and extended to Murrieta Creek, this project will be considered free from ordinary storm flood hazard.

Increased runoff mitigation will not be required given that Murrieta Creek is considered to be an adequate outlet.

A Conditional Letter of Map Revision (CLOMR) shall be obtained from FEMA prior to the issuance of a grading permit for lots within the floodplain. It should be noted that it may be necessary to redesign the tract layout if there would be any negative impacts to adjacent upstream properties due to the current tract layout as determined in the floodplain study. This could result in the loss of an unknown number of lots.

Because the development case was not approved prior to July 14, 2005, it is subject to the requirements of the County

10. GENERAL CONDITIONS

10.FLOOD RI. 18 MAP FLOOD HAZARD REPORT (cont.) (cont.) INEFFECT

WQMP for the Santa Margarita Watershed. Therefore, a project specific WQMP must be prepared. Based on the lot and street layout as presented, it is likely that the only feasible and effective treatment control BMP would be an 'Extended Detention Basin'. Inclusion of this feature into the project design will almost certainly result in the loss of otherwise developable area and the elimination of 1 or 2 lots.

10.FLOOD RI. 19 MAP WQMP ESTABL MAINT ENTITY INEFFECT

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

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE INEFFECT

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. 2 MAP - FEES FOR REVIEW INEFFECT

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. GENERAL CONDITIONS

10.PLANNING. 4 MAP - LANDSCAPE MAINTENANCE INEFFECT

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

10.PLANNING. 5 MAP - TRAIL MAINTENANCE INEFFECT

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.

10.PLANNING. 7 MAP - NO OFFSITE SIGNAGE INEFFECT

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

10.PLANNING. 8 MAP - OFFSITE SIGNS ORD 679.4 INEFFECT

No offsite subdivision signs advertising this land ivision/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. 9 MAP - RES. DESIGN STANDARDS INEFFECT

The design standards for the subject parcels are as follows:

a. Lots created by this map shall conform to the design standards of the R-1 zone and R-5 zone.
b. The front yard setback is 20 feet.
c. The side yard setback on interior and through lots shall not be less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet.
d. Side yards on corner and reversed corner lots shall not be less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the

10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - RES. DESIGN STANDARDS (cont.) INEFFECT

proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.

e. The rear yard setback is 20 feet.
f. The minimum average width of each lot is 65 feet.
g. The maximum height of any building is 40 feet.
h. The minimum parcel size is 7,200 square feet.
j. No more than 50% of the lot shall be covered by structure.
k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

10.PLANNING. 10 MAP - NPDES COMPLIANCE (1) INEFFECT

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 13 MAP - ORD NO. 659 (DIF) INEFFECT

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 cummulative 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 recinded, this condition will no longer be applicable.

10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD NO. 659 (DIF) (cont.) INEFFECT

However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 14 MAP - ORD 810 OPN SPACE FEE INEFFECT

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. 15 MAP - REQUIRED MINOR PLANS INEFFECT

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.

10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - REQUIRED MINOR PLANS (cont.) INEFFECT

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.

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. 16 MAP - GEO NO. 1337 INEFFECT

County Geologic Report (GEO) No. 1337 was prepared for this project (TR32078) by Petra Geotechnical, and is entitled: " Geotechnical Investigation, and Geotechnical Fault Study, Tentative Tract No. 32078, Wildomar Area, Riverside County, California, dated July 13, 2004; and Response to County of Riverside Fault Hazard Review Sheet, dated December 23, 2004.

GEO No. 1337 concluded:

1.The active Wildomar fault lies within or northeast of Palomar Street immediately northeast of the subject site. No evidence of faulting or fracturing was observed within fault trenches within the subject site or the adjacent site. There was no evidence supporting faulting along the lineament mapped by Kennedy (CDMG SR 131, 1977).

2.The design basis earthquake ground motion for the site is 0.58g for peak ground acceleration with a 10 percent probability of being exceeded within a 50-year period.

3.There is a potential for liquefaction at this site. This liquefaction will result in dynamic settlement of up to 3.5 inches, however do to the thickness of the overlying non-liquefiable soils and placement of a compacted fill,

10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - GEO NO. 1337 (cont.) INEFFECT

surface manifestation of the settlement is not likely and will not adversely effect new structures built on the new fill.

4.The site is not considered subject to liquefaction-induced lateral spreading.

GEO No. 1337 recommended:

1.A 50-foot wide fault setback zone is recommended extending southwest along the northeastern property line of the site, adjacent to Palomar Street. This setback zone is delineated on Plate 1, Geotechnical Map in the above referenced report.

2.The fault trenches excavated for this project were loosely backfilled and should be overexcavated and recompacted during the site grading operations.

This report is acceptable with respect to the Alquist-Priolo Earthquake Fault Zoning Act and related County ordinances.

GEO No. 1337 satisfies the requirement for a geologic report for Planning/CEQA purposes. GEO No. 1337 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where 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 will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An Environmental Constraints Sheet (ECS) should be prepared for this tract map. The ECS should include a note referencing this fault hazard report (County Geologic Report No. 1337) and shall delineate the limits of the Recommended Fault Setback Zone.

10.PLANNING. 17 MAP - DESIGN GUIDELINES INEFFECT

The project shall conform toCountywide Design Standards and Guidelines adopted January 13, 2004.

10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - SUBMIT BUILDING PLANS INEFFECT

The developer shall cause building plans to be submitted to the TLMA- Land Use Setion 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 - COMPLY WITH ORD. 655 INEFFECT

All lighting shall comply with any applicable provisions of Riverside County Ordinance No. 655.

10.PLANNING. 20 MAP - LIGHTING HOODED/DIRECTED INEFFECT

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 21 USE - NO OFF-ROAD USES ALLOWED INEFFECT

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

TRANS DEPARTMENT

10.TRANS. 1 MAP - DRAINAGE 1 INEFFECT

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. 2 MAP - DRAINAGE 2 INEFFECT

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

TRACT MAP Tract #: TR32078 Parcel: 380-140-001

10. GENERAL CONDITIONS

10.TRANS. 2 MAP - DRAINAGE 2 (cont.) INEFFECT

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 - TS/EXEMPT INEFFECT

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 7 MAP - STD INTRO 3(ORD 460/461) INEFFECT

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or 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. 8 MAP - OFF-SITE PHASE INEFFECT

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE INEFFECT

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

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.) INEFFECT

revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER PLAN INEFFECT

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

50.E HEALTH. 2 MAP - MONEY INEFFECT

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

50.E HEALTH. 3 MAP - SEWER PLAN - COUNTY INEFFECT

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

50.E HEALTH. 4 MAP - ANNEX FINALIZED INEFFECT

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

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 INEFFECT

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. 1 XXM-SUBMIT PLANS INEFFECT

A copy of the improvement plans, grading plans, final map, environmental constraint sheet 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 recordation. 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. 10 MAP ONSITE EASE ON FINAL MAP INEFFECT

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".

50.FLOOD RI. 17 XXM-WATERS OF U.S.-HEC, PERM INEFFECT

portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 17 XXM-WATERS OF U.S.-HEC, PERM (cont.) INEFFECT

the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. A flood study consisting of HEC-2/HEC-RAS calculations, cross sections, maps and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The study shall be submitted with the related project improvement plans. Grading permits shall not be issued and final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70 and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

b. A copy of appropriate correspondence and necessary permits from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) should be provided to the District prior to the final District approval of the project.

50.FLOOD RI. 21 MAP BMP - MAINT & INSPECT INEFFECT

The CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all BMP's to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all treatment control BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval. If no HOA is formed the developer shall identify a viable

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 21 MAP BMP - MAINT & INSPECT (cont.) INEFFECT

maintenance entity that will inspect and maintain all treatment control BMP's within the project boundaries. The maintenance entity shall be responsible for all treatment control BMP's to be inspected, and if required, cleaned no later than October 15 each year.

50.FLOOD RI. 22 MAP ADP FEES INEFFECT

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

NOTICE OF DRAINAGE FEES

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

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 23 XXM-3 ITEMS TO ACCEPT SD INEFFECT

Inspection and maintenance of the storm drain system 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 storm drain 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 Warren D. Williams, General Manager-Chief Engineer, Attn: Stuart E. McKibbin, Chief of the Planning Division.

If the District is willing to maintain the proposed

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 23 XXM-3 ITEMS TO ACCEPT SD (cont.) INEFFECT

drainage system 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 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 Mark Wills. All right of way transfer issues must be coordinated with Morris Reynolds of the District's Right of Way Section.

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

50.FLOOD RI. 25 MAP PRESENT WORTH INEFFECT

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" of 10 years of maintenance costs from the time of acceptance.

50.FLOOD RI. 26 MAP SUBMIT FINAL WQMP INEFFECT

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

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL EASEMENT INEFFECT

Prior to or in conjuncion with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trail use. This trail easement shall be a minimum of 14' wide and shall be located on the southwest side of Palomar Street within the road right-of-way.

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP INEFFECT

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER INEFFECT

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST INEFFECT

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 7,200 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County Integrated Project (RCIP).

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

E. All knuckle or cul-de-sac lots shall have a minimum of 40 feet of frontage measured at the front lot line.

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

TRACT MAP Tract #: TR32078 Parcel: 380-140-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS INEFFECT

No FINAL MAP shall record until Change of Zone No. 06924 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 152A 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 INEFFECT

An offer of dedication to the County of Riverside for a fourteen foot (14') wide community trail along Palomar Street shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 10 MAP - TRAIL MAINTENANCE INEFFECT

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

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

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. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP - ECS AFFECTED LOTS INEFFECT

The following note shall be placed on the FINAL MAP: "Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ____, Page ____.

50.PLANNING. 20 MAP - ECS NOTE MT PALOMAR LIGH INEFFECT

The following Environmental Constraints 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."

50.PLANNING. 28 MAP - COMPLY WITH ORD 457 INEFFECT

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

50.PLANNING. 30 MAP - FEE BALANCE INEFFECT

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. 35 MAP - ECS FAULT HAZARD INEFFECT

Prior to map recordation, an Environmental Constraints Sheet (ECS) showing the location of all active fault(s) and all recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the Planning Department Engineering Geologist. The following environmental constraints information and notes shall be placed on the ECS:

1.The FAULTS(s) and FAULT HAZARD AREA(s) shall be delineated on the ECS as approved by the Planning Department.

2.A note shall be placed on the ECS stating: "County

50. PRIOR TO MAP RECORDATION

50.PLANNING. 35 MAP - ECS FAULT HAZARD (cont.) INEFFECT

Geologic Report (GEO) No. 1337 was prepared for this project. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks established in GEO No. 1337, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

50.PLANNING. 36 MAP - CC&R RES POA COM. AREA INEFFECT

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

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

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

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

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

50. PRIOR TO MAP RECORDATION

50.PLANNING. 36 MAP - CC&R RES POA COM. AREA (cont.) INEFFECT

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 flood control facilities and open space lot more particularly described on Exhibit A, attached Thereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

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

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

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

50. PRIOR TO MAP RECORDATION

50.PLANNING. 36 MAP - CC&R RES POA COM. AREA (cont.) (cont.) INEFFECT

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 covenents, 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.

TRANS DEPARTMENT

50.TRANS. 1 MAP - DEDICATIONS INEFFECT

Streets "A", "B" & "C" shall be improved within the dedicated right-of-way in accordance with County Standard No. 105, Section A. (36'/56')

50.TRANS. 2 MAP - EXISTING MAINTAINED INEFFECT

Palomar Street is a paved County maintained road and shall be improved with concrete curb-and-gutter located 43 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 73 foot half-width dedicated right-of-way in accordance with County Standard No. 92, (Modified). (43'/73')

Note 1: This will require a curbed landscaped median.

Note 2: A 14' multi-purpose trail will be allowed per County Draft Standard 405 (Modified).

50.TRANS. 3 MAP - IMP PLANS INEFFECT

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

50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - PART-WIDTH INEFFECT

Street "D" shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Standard No. 104, Section A. (20'/30')

Deca Lane shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Standard No. 104, Section A. (20'/30')

50.TRANS. 8 MAP - EASEMENT INEFFECT

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.TRANS. 9 MAP - ACCESS RESTRICTION INEFFECT

Lot access shall be restricted on Palomar Street and so noted on the final map.

50.TRANS. 10 MAP - STRIPING PLAN INEFFECT

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

50.TRANS. 11 MAP - STREET NAME SIGN INEFFECT

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

50.TRANS. 12 MAP - IMPROVEMENT INEFFECT

The applicant shall be responsible to obtain an approval for a revised exhibit of Tentative Tract 25122 adjacent to the western boundaries of Tentative Tract 32078. Revised exhibit shall be filed with the Planning Department to depict new improvement. The map must show that the cul-de-sac located at the end of Street "D" of TT32078 and

50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - IMPROVEMENT (cont.) INEFFECT

named Street "L" on TT25122 has been eliminated and that it will be extended to connect with Street "B".

And the applicant shall be responsible to implement the agreement dated October 14, 2005 for having the owner(s) of Tract 25122 dedicate an easement to provide access for Tract 32078 over Decca Lane and Street "D" (named Street "L" on Tract 25122) and to connect it with Street "B".

50.TRANS. 14 MAP - LANDSCAPING INEFFECT

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Palomar Street. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 16 MAP - SOILS 2 INEFFECT

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

50.TRANS. 20 MAP - STREET SWEEPING INEFFECT

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

50.TRANS. 21 MAP - STREETLIGHT PLAN INEFFECT

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

50. PRIOR TO MAP RECORDATION

50.TRANS. 22 MAP - STREET LIGHTS-CSA/L&LMD INEFFECT

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

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

1. Completed Transportation Department application

2. Appropriate fees for annexation.

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

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

50.TRANS. 24 MAP - LANDSCAPING APP. ANNEX INEFFECT

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

50.TRANS. 25 MAP - SOUTHWEST R&BBD RECORD INEFFECT

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone A of the Southwest Road and Bridge Benefit District.

50.TRANS. 26 MAP - SOUTHWEST TUMF INEFFECT

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of recordation, pursuant to Board Policy (dated May 25, 2004) and Ordinance No. 824.

50. PRIOR TO MAP RECORDATION

50.TRANS. 28 MAP - ASSESSMENT DIST 1 INEFFECT

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. 31 MAP- CORNER CUT-BACK I INEFFECT

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. 39 MAP- UTILITY PLAN INEFFECT

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS INEFFECT

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

60.BS GRADE. 2 MAP-G2.2 IMPORT / EXPORT INEFFECT

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP-G2.2 IMPORT / EXPORT (cont.) INEFFECT

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

60.BS GRADE. 3 MAP-G2.3SLOPE EROS CL PLAN INEFFECT

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 4 MAP-G2.4GEOTECH/SOILS RPTS INEFFECT

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. 5 MAP-G2.7DRNAGE DESIGN Q100 INEFFECT

All drainage facilities shall be designed in accordance with Riverside County Flood Control & Water Conservation District's letter regarding this application or, if not specifically addressed in their letter, to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP-G2.14OFFSITE GDG ONUS INEFFECT

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. 13 MAP-G1.4 NPDES/SWPPP INEFFECT

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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.

E HEALTH DEPARTMENT

60.E HEALTH. 1 MAP - EXISTING STRUCTURES INEFFECT

ALL EXISTING STRUCTURES ON LOTS 9-11 SHALL BE PROPERLY ABANDONED.
LEACH LINES AND SEPTIC TANKS WITH BUILDING AND SAFETY PERMITS.
ANY ON SITE INDIVIDUAL DOMESTIC WELLS WITH HEALTH PERMITS FOR A WELL DESTRUCTION.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP SUBMIT PLANS INEFFECT

A copy of the improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 1 MAP SUBMIT PLANS (cont.) INEFFECT

to the District for review. The plans must receive District approval prior to 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. 4 MAP EROS CNTRL AFTER RGH GRAD INEFFECT

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. 9 MAP BMP - FILTRATION INEFFECT

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration basin BMP's can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls". The tentative map does not indicate how this tract will comply with this requirement. An unknown number of lots may be lost to a 'first flush filtration basin' in the event that the developer proposes a structural BMP that is not approved by the regulatory Water Quality Control Board or a maintenance entity can not be found.

60.FLOOD RI. 10 MAP ADP FEES INEFFECT

Tract Map 32078 is located within the limits of the Murrieta Creek/Wildomar 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.

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 11 MAP CONSTRUCT STORM DRAINS INEFFECT

This development shall construct the flood control facilities to the District's standards to collect and convey flows from the upstream side of Palomar Street to an adequate outlet to Murrieta Creek. This condition applies to flows tributary to Delca Lane and to Street "B".

60.FLOOD RI. 12 MAP CONSTRUCT BANK PROTECTION INEFFECT

This development shall construct the stream bank protection to the District standards. Interim guidance on the design criteria for this bank protection is as follows:

A. If the applicant proposes to encroach into the floodplain and flows are erosive (i.e. greater than 6 fps) then revetment for the side slopes shall be proposed and 15-foot maintenance roads shall be show on both sides of the conveyance area. Where soft bottoms and revetted side slopes are proposed, provisions for maintenance of the buried portion of the revetment shall be incorporated into the channel design and also into any required environmental mitigation/conservation plan.

The channel design shall be developed using hydraulic runs that consider both the maximum depth and the maximum velocity. The following criteria shall be used for selecting Manning's n value, unless substantiation for other values is submitted:
1) When determining the maximum depth: for vegetated/habitat low flow channel n = 0.10, for non-mowed channel outside of low-flow section n = 0.04, for mowed non-irrigated channel outside of low-flow section n = 0.030.
2) When determining the maximum velocity: for vegetated/habitat low flow channel n = 0.10, for the rest of the channel n = 0.03

B. If the applicant proposes to encroach into the floodplain and flows are non-erosive (i.e. less than 6 fps) then the side slopes shall be no steeper than 4 to 1 and 15-foot maintenance roads shall be shown on both sides of the conveyance area. The Manning's n values given under option B shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 13 MAP OBTAIN CLOMR INEFFECT

The site is impacted by a FEMA (Federal Emergency Management Agency) mapped flood plain. Any encroachment into or other modification of this flood plain will require the applicant to process a Conditional Letter of Map Revision (CLOMR) prior to the issuance of grading permits. This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis. An additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. A Letter of Map Revision shall be required prior to occupancy.

60.FLOOD RI. 14 MAP SUBMIT FINAL WQMP INEFFECT

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

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAILS PLAN INEFFECT

Prior to the issuance of any grading permits, the applicant shall submit a trails plan for review and approval to the Riverside County Regional Park and Open-Space District. This trails plan shall show the trail along Palomar Street.

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - COMMUNITY TRAIL ESMNT INEFFECT

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot numbers 1-9, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 16 MAP - SKR FEE CONDITION INEFFECT

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

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP - SKR FEE CONDITION (cont.) INEFFECT

shall be calculated on the approved development project which is anticipated to be 16.08 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17 MAP - FEE BALANCE INEFFECT

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 18 MAP - GRADING PLAN REVIEW INEFFECT

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 22 MAP/USE - BURROWING OWL SURVEY INEFFECT

Thirty (30) days prior to the issuance of a grading permit, a qualified biologist shall survey for burrowing owls. A written report, prepared by a qualified biologist, with the results of the survey shall be submitted to the Planning Department for review and implementation. If the report concludes that there are no burrowing owls present on the subject property, this condition will be cleared. If the report concludes that there are owls present on the subject property, a plan for the active relocation to a site under conservation shall be prepared and submitted for review and approval by the County's Ecological Resources Specialist. Passive relocation is not acceptable. Once a qualified biologist has certified the owl(s) have been relocated, this condition shall be cleared.

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP/USE - NESTING BIRD SURVEY INEFFECT

To comply with the Federal Migratory Bird Treaty Act, any vegetation or tree removal, or grading occuring between February 1 to August 15 shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to grading. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reports to the Planning Department. If there are no nests present, this condition will be cleared. If nests are found, exclusionary fencing should be placed 200 feet around the tree for non-raptors and 500 feet for raptors, until the birds have permanently left the nest.

60.PLANNING. 24 MAP - IF HUMAN REMAINS FOUND INEFFECT

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendation has bee made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

60.PLANNING. 25 MAP - REQUIRED APPLICATIONS INEFFECT

No grading permits shall be issued until Change of Zone No. 06924 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 26 MAP - PLANNING DEPT REVIEW INEFFECT

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

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 MAP - PLANNING DEPT REVIEW (cont.) INEFFECT

map.

60.PLANNING. 27 MAP - NATIVE AMERICAN MONITOR INEFFECT

A tribal monitor from the Pechanga Band of Luise±o Indians will be required on-site during all ground disturbing activities to be retained by the land divider/permit holder/developer/land owner. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the Pechanga Band of Luise±o and the land divider/permit holder/developer/land owner for the monitoring of the project. The monitor shall have the authority to monitor actively all project related grading and ground disturbing and shall have the authority to temporarily divert, redirect or halt grading activities to allow recovery of Native American resources. The landowner agrees to relinquish ownership of all cultural resources, including all Luise±o sacred items, burial goods and all archeological artifacts that are found on the project area to the Pechanga Band of Luise±o Indians for proper treatment and disposition.

60.PLANNING. 28 MAP - ARCHAEOLOGIST RETAINED INEFFECT

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to sub-surface cultural resources. Should the archaeologist find the potential is high for impact to significant cultural resources, a pre-grade meeting between the archaeologist, and if deemed appropriate by the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native Amercian Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of cultural remains. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist finds no potential for impacts to

TRACT MAP Tract #: TR32078 Parcel: 380-140-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 MAP - ARCHAEOLOGIST RETAINED (cont.) INEFFECT

sub-surface cultural resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT INEFFECT

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

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA INEFFECT

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP SUBMIT PLANS INEFFECT

A copy of the improvement plans, grading 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 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 INEFFECT

Tract Map 32078 is located within the limits of the Murrieta Creek/Wildomar Valley Area Drainage Plan for which drainage fees have been adopted.

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 MAP ADP FEES (cont.) INEFFECT

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 INEFFECT

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT INEFFECT

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2 MAP - FRONT YARD LANDSCAPING INEFFECT

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

80.PLANNING. 3 MAP - UNDERGROUND UTILITIES INEFFECT

All utility extensions within a lot shall be placed underground.

80.PLANNING. 9 MAP - CONFORM FINAL SITE PLAN INEFFECT

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. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP - SCHOOL MITIGATION INEFFECT

Impacts to the Lake Elsinore Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 16 MAP - FEE BALANCE INEFFECT

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.

80.PLANNING. 20 MAP - LANDSCAPE PLOT PLAN INEFFECT

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

When the proposal is located within the County Service Area (CSA), prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the CSA No. 152A has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using.

THE LANDSCAPE PLOT PLAN SHALL INCLUDE LANDSCAPING PLANS FOR THE OPEN SPACE AREA IDENTIFIED AS LOT "A". A GRADED ACCESS PATH SHALL BE PROVIDED FOR TRACT RESIDENTS TO ACCESS THE OPEN SPACE AREA. THE LANDSCAPING PALLETTE AND DESIGN SHALL BE COORDINATED BETWEEN THE APPLICANT, PLANNING DEPARTMENT, AND FLOOD CONTROL.

The plans shall provide for the following:

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - LANDSCAPE PLOT PLAN (cont.) INEFFECT

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.

2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.

3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - LANDSCAPE PLOT PLAN (cont.) (cont.) INEFFECT

planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

NOTES:

The Landscape plot plan my include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

80.PLANNING. 23 MAP - MODEL HOME COMPLEX INEFFECT

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

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.

2. Show front, side and rear yard setbacks.

3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.

4. Show detailed fencing plan including height and location.

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 MAP - MODEL HOME COMPLEX (cont.) INEFFECT

5. Show typical model tour sign locations and elevation.

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES:

The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 24 MAP - BUILDING SEPARATION 2 INEFFECT

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. 25 MAP - Walls/Fencing Plans INEFFECT

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

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 MAP - Walls/Fencing Plans (cont.) INEFFECT

current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry (slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 MAP - Walls/Fencing Plans (cont.) (cont.) INEFFECT

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

K. Six foot (6') high decorative block walls shall be constructed at the rear of Lots 1-9.

L. A six foot (6') high combination decorative block and tubular steel fencing shall be constructed the southern property line of Lot 21.

M. A three rail fence constructed of PVC and painted white shall be constructed along the northern edge of the 14' wide equestrian trail along Palomar Street.

TRANS DEPARTMENT

80.TRANS. 3 MAP - GARAGE DOOR 1 INEFFECT

Garage door setbacks for all residential zones shall be 20 feet for roll up doors, measured from the street right-of-way to the face of garage. If conventional swing out doors are used, an additional 4 feet will be required. Side entry garages shall comply with minimum building setback requirements.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER INEFFECT

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER (cont.) INEFFECT

vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN INEFFECT

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 XXM-OBTAIN LOMR INEFFECT

Letter of Map Revision shall be obtained from FEMA for all lots impacted by a FEMA floodplain.

90.FLOOD RI. 2 MAP BMP - EDUCATION INEFFECT

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail 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.

90.FLOOD RI. 3 MAP FACILITY COMPLETION INEFFECT

The District will not release occupancy permits for any lots until the flood control facility is functional.

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4 MAP IMPLEMENT WQMP INEFFECT

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.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI INEFFECT

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. 5 MAP - LANDSCAPING COMPLIANCE INEFFECT

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

90.PLANNING. 6 MAP - QUIMBY FEES (2) INEFFECT

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Executive Office for CSA No. 152A.

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 MAP - CONCRETE DRIVEWAYS INEFFECT

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 13 MAP - SKR FEE CONDITION INEFFECT

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 16.08 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 15 MAP- ROLL-UP GARAGE DOORS INEFFECT

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION INEFFECT

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.

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - 80% COMPLETION (cont.) INEFFECT

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 3 MAP - STREET SWEEPING INEFFECT

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 4 MAP - STREET LIGHTS INSTALL INEFFECT

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.

Street light annexation into L&LMD or similar mechanism as

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - STREET LIGHTS INSTALL (cont.) INEFFECT

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. 5 MAP - UTILITY INSTALL INEFFECT

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.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL CONSTRUCTION INEFFECT

Prior to the issuance of the 30th building permit, the applicant shall build the trail along Palomar Street, as shown on the trails plan approved byt he Riverside County Regional Park and Open-Space District.

ATTACHMENT C

County Approved MND (EA No. 39406)

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 39406
Project Case Type (s) and Number(s): Change of Zone No. 06924 and Tentative Tract Map No. 32078
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 9th Floor, Riverside, CA 92502
Contact Person: Mark Staples, Project Planner
Telephone Number: (951) 955-5132
Applicant's Name: Temecula Creek Estates, LLC
Applicant's Address: 18800 Von Karman Avenue, Suite 100, Irivine, CA 92612

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 06924 proposes a change from Rural Residential (R-R) to One Family Dwelling (R-1) and Open Area Combining Zone (R-5).

Tentative Tract Map No. 32078 is a Schedule A subdivision that proposes to subdivide three lots totaling 16.08 acres into 56 single family residential lots with a minimum lot size of 7,200 square feet and on open space lot.

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area:

Residential Acres: 16.08	**Lots:** 56	**Units:**	**Projected Number of Residents:** 145
Commercial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Industrial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Other:			

D. Assessor's Parcel No(s): 380-080-008, -009, and 380-140-001

E. Street References: The project site is located southwesterly of Palomar Street, southeasterly of Catt Road, and northwesterly of Clinton Keith Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 1 and 2, Township 7 South, Range 4 West

G. Brief description of the existing environmental setting of the project site and its surroundings:
The three existing parcels are mostly vacant with one single family residence each on two of the lots. The project site is surrounded mostly by large lot single family residences with an R-1 single family residential development to the northwest.

II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

A. General Plan Designation: Medium Density Residential (MDR)

B. Land Use Planning Area Information

1. **Subarea, if any:** N/A

2. **Policy Area, if any:** N/A

C. **Area Plan Land Use Allocation Map Information**

1. **Area Plan, if any:** Elsinore

2. **Area Plan Land Use Designation, if any:** Medium Density Residential (MDR)

D. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

E. **Existing Zoning:** Rural Residential (R-R)

F. **Proposed Zoning, if any:** One Family Dwelling (R-1) and Open Area Combining Residential Development (R-5)

G. **Adjacent and Surrounding Zoning:** One Family Dwelling (R-1) to the west and south, General Residential (R-3) to the east and north, and General Commercial (C-1/C-P) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Hazards & Hazardous Materials	☐ Public Services
☐ Agriculture Resources	☒ Hydrology/Water Quality	☒ Recreation
☐ Air Quality	☐ Land Use/Planning	☒ Transportation/Traffic
☐ Biological Resources	☐ Mineral Resources	☐ Utilities/Service Systems
☒ Cultural Resources	☐ Noise	☐ Other
☒ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature	November 29, 2005 Date
Mark Staples, Project Planner Printed Name	For Robert C. Johnson, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☐	☒

Source: RCIP Figure C-7 "Scenic Highways", Elsinore Area Plan Figure 9 "Scenic Highways"

Findings of Fact: The project is not located within a scenic highway corridor and will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features. The project site will not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☒	☐	☐

Source: GIS database, Ord. No. 655

Findings of Fact: The project is approximately 27.81 miles from the Mt. Palomar Observatory and is within Zone B of Riverside County Ordinance No. 655. The intent of this ordinance is to restrict the permitted use of certain light fixtures emitting undesirable light rays into the night sky, which have detrimental effects upon astronomical observation and research. The applicant shall comply with Riverside County Ordinance No. 655 in regards to lighting policies.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: In order to mitigate any impacts to the Mt. Palomar Observatory, the project has been conditioned to comply with Ordinance 655 (COA 10.Planning.19) and has been conditioned for an Environmental Constraint Note regarding compliance with Ordinance 655 (COA 50.Planning.20).

Monitoring: Monitoring will occur during the permit plan check process.

3. Other Lighting Issues	☐	☒	☐	☐
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source: Site Visit, Project Description

Findings of Fact: The introduction of 56 residential lots will create a new source of substantial light or glare which would affect day or nighttime views in the area. The project will not expose residential properties to unacceptable light levels.

Mitigation: In order to mitigate the impacts of any new sources of light in the area, the project has been conditioned to hood and direct any new sources of light so as not to shine directly upon adjoining property or public rights-of-way. (COA 10.Planning.20)

Monitoring: Monitoring will occur during the permit plan check process.

AGRICULTURE RESOURCES Would the project				
4. Agriculture	☐	☐	☐	☒
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Source RCIP Figure OS-17 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact: The proposed subdivision will not cause the conversion of any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agriculture use. The project site has a Farmland designation of Grazing Land. The project will not conflict with any existing agriculture uses

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

in the area. The subject site is not under Williamson Act (Agricultural Preserve) contract. The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The project will not cause significant changes in the existing environment which could result in conversion of Farmland to non-agricultural uses.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
5. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☒	☐
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Residential developments, such as the proposed project, primarily impact air quality almost exclusively through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to individually violate clean air standards. It is typically the cumulative effect of hundreds of such developments that causes the small incremental contribution from any one development to become cumulatively significant.

The SCAQMD CEQA Air Quality Handbook establishes a single family residential project of 166 units as the threshold of significance from an air quality standpoint (Table 6-2). The proposed project of 56 residential lots falls below this threshold. In addition, a residential project such as that proposed is not identified as emitting toxic air pollutants or odors and does not cause changes in area climate. No... long-term impacts can occur and no mitigation is required for long-term impacts.

Implementation of the proposed project is not anticipated to emit objectionable odors in the project vicinity that would affect a substantial number of people. Grading and construction activities for the proposed project would involve activities and the use of equipment typical of residential development. The emission of objectionable odors is not anticipated during construction and the ongoing uses of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

In order to avoid potential impacts related to short-term air quality during the construction phase, the project shall comply with the Building and Safety dust control Condition of Approval 10.BS GRADE.4

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project				
6. Wildlife & Vegetation	☐	☐	☐	☒
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☐	☐	☒
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source: GIS Database, Site Visit, "General Biological Resources Assessment" prepared by RCA Associates, Inc., dated March 10, 2004, "Survey for Burrowing Owl" prepared by RCA Associates, Inc., dated August 16, 2004.

Findings of Fact: The project site has been disturbed in the past with the development of the two existing single family residences and several barns and sheds. Additionally, approximately 12 acres of the project site had been used in the past as a grazing pasture and the production of wheat and oats.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

A "General Biological Resources Assessment" was conducted by RCA Associates, Inc. on February 5, 2004. The field survey did not find threatened, endangered, sensitive species or sensitive habitats to occur on the site. However, this assessment failed to survey for the burrowing owl.

A subsequent burrowing owl survey was conducted by RCA Associates, Inc. on August 13, 2004. The survey found no burrowing owls or burrow holes that could be occupied on site. However, the Riverside County Environmental Programs Department has conditioned the project for an additional burrowing owl survey 30 days prior to the issuance of a grading permit (Condition of Approval 60.PLANNING.22). The project is additionally conditioned to conduct a nesting bird survey if grading is to occur between February 1 to August 15 (60.PLANNING.23).

The site does not contain riparian or riverine areas that would require review by the California Department of Fish and Game or the U.S. Fish and Wildlife.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project				
7. Historic Resources a) Alter or destroy an historic site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Source: RCIP Figure OS-7 "Historic Resources", "Historical/Archeological Resources Survey Report" prepared by CRM TECH, dated April 14, 2004.

Findings of Fact: On March 29, 2004, CRM TECH conducted a historical records search for the project site. The search found the southern tip of the project site was previously surveyed in 1995. The survey had found a segment of the original 1882 California Southern Railroad mainline, which was eventually dismantled in 1935. The segment of railroad found was not located within this project's site area. A field survey conducted on March 31, 2004 by CRM TECH confirmed the presence of the abandoned rail line. However, no segments of rail nor were any railroad related fragments found on the project site.

There are two existing single-family residences, a garage for mechanical equipment, three storage sheds, a small Quonset hut greenhouse, and a barn. However, none of the structures qualify as a historic resource.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Archaeological Resources	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Source: RCIP Figure OS-6 "Archaeological Sensitivity", "Historical/Archeological Resources Survey Report" prepared by CRM TECH, dated April 14, 2004.

Findings of Fact: On March 29, 2004, CRM TECH conducted a historical records search for the project site. The search found no recorded evidence of archeological resources.

A field survey conducted on March 31, 2004 by CRM TECH found what appeared to be two isolated prehistoric artifacts in separate locations within the project area. Further investigation found that the two items were granite manos.

Mitigation: Monitoring by a qualified archaeologist and a Native American monitor is required per condition 60.PLANNING.27 and 28 since artifacts were discovered on site. In the event additional resources are discovered grading activity shall be temporarily diverted, redirected, or halted to allow recovery of resources.

Monitoring: Monitoring shall be provided by the Building and Safety Department through the permit review process.

9. Paleontological Resources Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The project is not located within a Paleontological Senstitivity Area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS

Definitions for Land Use Suitability Ratings

Where indicated below, the appropriate Land Use Suitability Rating(s) has been checked.

NA - Not Applicable S - Generally Suitable PS - Provisionally Suitable
U - Generally Unsuitable R - Restricted

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? A-P Zones NA ☐ PS ☒ U ☐ R ☐ CFH Zones NA ☐ PS ☒ U ☐ R ☐				

Source: Elsinore Area Plan, Figure 12 "Seismic Hazards",: "Geotechnical Investigation, and Geotechnical Fault Study, Tentative Tract No. 32078, Wildomar Area, Riverside County, California," dated July 13, 2004; and "Response to County of Riverside Fault Hazard Review Sheet," prepared by Petra Geotechnical, dated December 23, 2004.

Findings of Fact: The active Wildomar fault lies within or northeast of Palomar Street immediately northeast of the subject site. No evidence of faulting or fracturing was observed within fault trenches within the subject site or the adjacent site.

Mitigation: The Riverside County Chief Engineering Geologist recommends a 50-foot wide fault setback zone is recommended extending southwest along the northeastern property line of the site, adjacent to Palomar Street. The Chief Engineering Geologist conditioned the project to prepare an Environmental Constraints Sheet for this tract map per Condition of Approval 50.PLANNING.35

Monitoring: Monitoring shall be provided by the Building and Safety Department through the permit review process.

11. Liquefaction Potential Zone Seismic-related ground failure, including liquefaction? NA ☐ S ☒ PS ☐ U ☐ R ☐	☐	☐	☒	☐

Source: RCIP Figure S-3 "Generalized Liquefaction", "Geotechnical Investigation, and Geotechnical Fault Study, Tentative Tract No. 32078, Wildomar Area, Riverside County, California," dated July 13, 2004; and "Response to County of Riverside Fault Hazard Review Sheet," prepared by Petra Geotechnical, dated December 23, 2004.

Findings of Fact: There is a potential for liquefaction at this site. This liquefaction will result in dynamic settlement of up to 3.5 inches, however do to the thickness of the overlying non-liquefiable soils and placement of a compacted fill, surface manifestation of the settlement is not likely and will not adversely effect new structures built on the new fill. The site is not considered subject to liquefaction-induced lateral spreading.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone Strong seismic ground shaking? NA ☐ S ☒ PS ☐ U ☐ R ☐	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: "Geotechnical Investigation, and Geotechnical Fault Study, Tentative Tract No. 32078, Wildomar Area, Riverside County, California," dated July 13, 2004; and "Response to County of Riverside Fault Hazard Review Sheet," prepared by Petra Geotechnical, dated December 23, 2004.

Findings of Fact: The active Wildomar fault lies within or northeast of Palomar Street immediately northeast of the subject site. No evidence of faulting or fracturing was observed within fault trenches within the subject site or the adjacent site.

The Riverside County Chief Engineering Geologist recommends a 50-foot wide fault setback zone is recommended extending southwest along the northeastern property line of the site, adjacent to Palomar Street. The Chief Engineering Geologist conditioned the project to prepare an Environmental Constraints Sheet for this tract map per Condition of Approval 50.PLANNING.35

The County of Riverside adopted the 2000 California Building Code (CBC) as an effort to reduce hazard risks in response to recent earthquakes. No further action is required by Riverside County. Therefore, any impacts from development of this site are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards? NA ☒ S ☐ PS ☐ U ☐ R ☐	☐	☐	☐	☒

Source: On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: The project site is generally flat with no major sloped areas nearby. Therefore the project site is not susceptible to landslides. The site is not considered subject to liquefaction-induced lateral spreading.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

14. Ground Subsidence Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	☐	☐	☒	☐

Source: "Geotechnical Investigation, and Geotechnical Fault Study, Tentative Tract No. 32078, Wildomar Area, Riverside County, California," dated July 13, 2004; and "Response to County of Riverside Fault Hazard Review Sheet," prepared by Petra Geotechnical, dated December 23, 2004.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: The project site is not located in an area subject to unstable geologic units or soil, including ground subsidence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards Such as seiche, mudflow or volcanic hazard?	☐	☐	☐	☒

Source: Site visit, Project Review

Findings of Fact: Available information indicates no seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Would the project:				
16. Slopes a) Change topography or ground surface relief features?	☐	☐	☐	☒
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: Project Review

Findings of Fact: The proposed project will change the topography of the project site. Compliance with Riverside County Ordinance No. 457 will reduce the potential impacts due to changes in topography and cut and fill slopes as a result of the proposed project to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils a) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☒	☐	☐

Source: Project Review

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact

Findings of Fact: The development of the project site may have the potential to result in soil erosion during grading and construction. In addition, the site is largely covered with soils generally exhibiting low to moderate expansiveness. With submittal of a grading plan, Storm Water Pollution Prevention Plan (SWPPP), and incorporating the following mitigation measures, potential impacts to soil will be reduced to a less than significant level.

Mitigation: The project shall submit a soils report, comply with NPDES, and develop and implement a SWPPP per Conditions of Approval 60.BS GRADE.3 and 60.BS GRADE.13.

Monitoring: Monitoring shall be provided by the Building and Safety Department during the permit review process.

18. Erosion a) Change deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake?	☐	☒	☐	☐
b) Result in any increase in water erosion either on or off site?	☐	☒	☐	☐

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: The proposed project may temporarily change deposition, siltation, or erosion on or off site. The following mitigation measures will reduce potential impacts related to erosion to less than significant levels.

Mitigation: The project shall incorporate county grading standards, best management practices and a SWPPP to eliminate significant erosion hazards per Conditions of Approval 60.BS GRADE.3 and .13

Monitoring: Monitoring shall be provided by the Building and Safety Department during the permit review process.

19. Wind Erosion and Blowsand from project either on or off site. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☐	☒

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map", Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project site is not located within a high wind area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
20. Hazards and Hazardous Materials a) Create a significant hazard to the public or the	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
environment through the routine transport, use, or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source: Project materials

Findings of Fact: The proposed project would not result in a significant hazard to the public or the environment through the transport, use, or disposal of hazardous materials or result in the release of hazardous materials into the environment. The proposed residential development poses a low level risk of hazards similar to other surrounding residential development. In addition, construction activities would be subject to strict regulations related to the use or the potential for release of hazardous materials into the environment. The proposed project would not impair implementation of, or physically interfere with, and adopted emergency response plan or emergency evacuation plan.

There would be no threat of hazardous emissions or hazardous materials and waste as a result of the development of the proposed project to existing adjacent residential uses and the schools in the vicinity. The proposed project is not listed as a hazardous materials site pursuant to Government code Section 65962.5. Implementation of the proposed project would not result in impacts related to the release of hazardous materials, or emissions nor would the project create a significant hazard to the public or environment. No impacts would occur and no mitigation measures would be required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

21. Airports a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Source: RCIP Figure S-19 "Airport Locations"

Findings of Fact: The project site is not located within an airport land use plan or within two mile of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area. The project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Hazardous Fire Area Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Source: RCIP Figure S-11 "Wildfire Susceptibility", Riverside GIS

Findings of Fact: The project site is not located within a Hazardous Fire Area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
polluted runoff?				
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☐	☒

Source: Riverside County Flood Control District Flood Hazard Report.

Findings of Fact: The Riverside County Flood Control District produced the following Flood Hazard Report:

The southern portion of the site is within the FEMA 100-year Zone A floodplain limits and floodway limits for Wildomar Channel as delineated on Panel 060245 2710C of the Federal Emergency Management Agency (FEMA) maps. The District has also mapped a floodplain and floodway for the Creek. The developer proposes to leave the floodway as open spaced zoned Lot "A". The finished pad elevations shall be a minimum of 2 feet above the 100-year water surface or a minimum of 1 foot above the floodway elevation which ever is higher. Both the FEMA and the District studies must be considered in all hydraulic analyses. Rock slope protection for fill slopes adjacent to the floodway shall be constructed outside the floodway and to District design standards including toe depth and a 15-foot wide maintenance road. The District would maintain the open space lot and the rock slope protection. The tentative map does not show the 15-foot wide maintenance road. The most southerly lot (Lot 21) may need to be eliminated so that a continuous 15-foot wide maintenance road is properly constructed along the northern side of Creek. The design of the bank protection for Tract 32078 shall be coordinated with the design of the bank protection for adjacent Tracts 30939 and 25122. The property is impacted with storm runoff from two watersheds from the north. One watershed has runoff from a tributary drainage area of 218 acres that impacts the northeast corner of the site. The other watershed has a drainage area of 66 acres that impacts the northwest corner of the site. Tentative Tract Map 31353, which is situated on the north side of Palomar Street and just to the north of this project, is proposing to collect all the tributary offsite drainage area in two storm drains. Tract 32078 proposes to extend one storm drain within the interior street near the southeastern boundary. The other storm drain is proposed offsite and runs along the northwest boundary in Delca Lane. The extension of the other storm drain is proposed by the adjacent development Tract Map 31353. This project is dependent on surrounding developments for offsite facilities to collect the tributary offsite storm runoff. Therefore, developer shall either wait for the offsite facilities to be constructed or construct adequate collection facilities that convey flows to Murrieta Creek with this project. Once the facilities are constructed and extended to Murrieta Creek, this project will be considered free from ordinary storm flood hazard. Increased runoff mitigation will not be required given that Murrieta Creek is considered to be an adequate outlet. A Conditional Letter of Map Revision (CLOMR) shall be obtained from FEMA prior to the issuance of a grading permit for lots within the floodplain. It should be noted that it may be necessary to redesign the tract layout if there would be any negative impacts to adjacent upstream properties due to the current tract layout as determined in the floodplain study. This could result in the loss of an unknown number of lots.

Based on the above analysis, it is determined that the project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. The project will not violate any water quality standards or waste discharge requirements. The project will have minimal impact

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

on groundwater supplies and is not expected to interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project has the potential to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. Any potential impacts to stormwater drainage systems have been mitigated by the Flood Control District and through project design. The project will not place housing or structures within a 100-year flood hazard area. The project will not otherwise substantially degrade water quality.

Mitigation: The Flood Control District has provided conditions of approval to mitigate any potential impacts to stormwater drainage systems and runoff. (Condition of Approval 10.FLOOD.15, 16, 17)

Monitoring: The Flood Control District shall monitor the required mitigation measures through its review of the Final Map before it is cleared for recordation and through adherence to the Flood Control District conditions of approval during project development.

24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☒	☐	☐
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☐	☒	☐
d) Changes in the amount of surface water in any water body?	☐	☐	☐	☒

Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones", Figure S-10 "Dam Failure Inundation Zone". Riverside County Flood Control District Flood Hazard Report, Riverside County GIS

Findings of Fact: The project will alter the existing pattern of drainage on the site as the development of single family homes will be designed to convey flows out to the street and eventually into Wildomar Channel. The project site does not alter the course of a stream or river. The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site, but at a less than significant level. The project area is not located within a dam inundation area.

Mitigation: The Flood Control District has provided conditions of approval to mitigate any potential impacts to runoff. (Condition of Approval 10.FLOOD.15, 16, 17)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: The Flood Control District shall monitor the required mitigation measures through its review of the Final Map before it is cleared for recordation and through adherence to the Flood Control District conditions of approval during project development.

LAND USE/PLANNING Would the project				
25. Land Use	☐	☐	☐	☒
a) Result in a substantial alteration of the present or planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

Source: RCIP, GIS, Project Materials

Findings of Fact: The project site is located within the Elsinore Area Plan and has a Land Use Designation of Medium Density Residential (MDR), which allows a density of 2 to 5 dwelling units per acre. The existing Rural Residential (R-R) allows residential uses of no more than 2 dwelling units per acre, which is generally inconsistent with the MDR land use designation. The project proposes a Change of Zone to One Family Dwellings (R-1) allowing 7,200 square foot minimum lots, which is highly consistent with MDR. Therefore, the proposed project results in no impact with the present or planned land uses of the area.

The project site is not within or adjacent to a city sphere of influence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Planning	☐	☐	☐	☒
a) Be consistent with the site's existing or proposed zoning?				
b) Be compatible with existing surrounding zoning?	☐	☐	☐	☒
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☐	☒
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☐	☒
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

Source: RCIP Land Use Element, Staff review, GIS, Zoning Consistency Matrix

Findings of Fact: The project site is currently inconsistent with the surrounding One Family Dwelling (R-1) zoning classifications to the north, east and west. The project site and surrounding properties to the north, east and west are zoned Medium Density Residential (MDR). The proposed project's Change of Zone request to One Family Dwelling will make it consistent with the surrounding zoning classifications and General Plan designations.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Approved Tentative Tract Map No. 25122 lies directly to the east of this tentative map. Tentative Tract Map No. 32078 is designed to connect to the street layout of TR25122. TR32078 will be improving the eastern half of Delca Lane, while TR25122 is responsible for the western half. Proposed Streets 'A' and 'D' create improved intersections between the tracts. The tract has been designed to connect and complete the future neighborhood that will result from TR25122.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project				
27. Mineral Resources a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

Source: RCIP Figure MS-5 "Mineral Resources Area"

Findings of Fact: No mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. No impacts are anticipated as a result of the implementation of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
C - Generally Unacceptable D - Land Use Discouraged

28. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: RCIP Figure S-19 "Airport Locations", County of Riverside Airport Facilities Map, Thomas Guide Ed. 2005.

Findings of Fact: The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels; or within the vicinity of a private airstrip, that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, Site Visit

Findings of Fact: The project site is not located near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact: The proposed tract map is not within close proximity to a highway or interstate. The nearest highway would be Interstate 15, approximately 2 miles to the east. Due to the distance from Interstate 15, this proposed tract shall not impacted by highway noise.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: Project description and materials

Findings of Fact: It is anticipated that no other noise pollution sources will impact the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Noise Effects on or by the Project	☐	☐	☐	☒
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
d) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

Source: Project materials and description

Findings of Fact: The proposed project will create unavoidable incremental increases in noise levels. However, due to the low residential density that exists in the area, and the distance between dwellings, the increases in noise level will not be significant. During construction, it is anticipated that there will be a temporary increase in noise level; however, these noise levels are not expected to reach significant levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project				
33. Housing	☐	☐	☐	☒
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
population projections?				
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

Source: Project description and materials, GIS

Findings of Fact: The proposed subdivision will not have an adverse impact upon population and housing in Riverside County. Future development of single-family homes will increase the number of available housing units and the population in the area. The proposed project will not displace substantial numbers of existing housing or displace substantial numbers of people. The proposed project will not affect County Redevelopment Area or cumulatively exceed official regional or local population projections.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

34. Fire Services	☐	☐	☒	☐

Source: RCIP Safety Element, Ordinance No. 659, and Project Review

Findings of Fact: The proposed project will incrementally increase the demand for fire services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services	☐	☐	☒	☐

Source: RCIP Safety Element, Ordinance No. 659, and Project Review

Findings of Fact: The proposed project will incrementally increase the demand for Sheriff's services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools	☐	☐	☒	☐

Source: Lake Elsinore Unified School District

Findings of Fact: The proposed project is located within the Lake Elsinore Unified School District. This project is subject to the payment of school fees. However, the project will not require the provision of new or altered government facilities at this time.

This project is conditioned for the payment of standard school impact fees in accordance with state law.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries	☐	☐	☒	☐

Source: Ordinance No. 659, and Project Review

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services	☐	☐	☒	☐

Source: RCIP and Project Review

Findings of Fact: The use of the proposed 19.0-acre parcel would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. As such, no mitigation is necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION				
39. Parks and Recreation	☐	☐	☐	☒
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☒	☐	☐

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review

Findings of Fact: The project is designed to provide an approximately 38,073 square foot open space area at the southern area of the tract along Wildomar Channel to be utilized by the future residents of the tract. The open space area is one piece of a future green belt along both sides of Wildomar Channel. Although the project is providing some park facilities, the project is required to pay standard Quimby fees.

Mitigation: Mitigation shall be through the payment of Quimby fees (50.PLANNING.8)

Monitoring: Monitoring shall be provided by the Building and Safety through the permit review process.

40. Recreational Trails	☐	☒	☐	☐

Source: RCIP, Elsinore Area Plan, Figure 8 "Trails and Bikeway System"

Findings of Fact: The proposed project includes a 14-foot community trail dedication on the east side of Washington Street. Planning staff has conditioned the project to mitigate any potential impact upon the Riverside County recreational and equestrian trails system to less than significant level.

Mitigation: Trails shall be provided and maintained per Conditions of Approval 10.PLANNING.5, .. 50.PLANNING.9, 10, 50.PARKS.1.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project				
41. Circulation	☐	☐	☒	☐
a) Cause an increase in traffic which is substantial in				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
b) Result in inadequate parking capacity?	☐	☐	☐	☒
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☐	☒	☐
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
e) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☒	☐	☐
h) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☐	☒

Source: RCIP

Findings of Fact: The project will cause an incremental increase in traffic in relation to the existing traffic load and capacity of the street system. The proposed tentative tract map will not result in inadequate parking capacity since each lot will be served by a driveway. Since there are only 56 lots proposed by the tentative tract map, the project will not exceed level of service standards established by the county congestion management agency for designated road or highways. The project will not result in a change in air traffic patterns or alter waterborne, rail or air traffic. The project will not substantially increase hazards to a design feature. The project may cause an effect upon or a need for new or altered maintenance of roads. The proposed tentative parcel map will not cause an effect upon circulation during the project's construction. The project will not result in inadequate emergency access or access to nearby uses. Lastly, the proposal will not conflict with adopted policies supporting alternative transportation.

Mitigation: The Transportation Department has provided conditions of approval to mitigate dedication and construction of roads and any transportation and circulation impacts (Conditions of Approval 50.TRANS.1, 2, and 4)

Monitoring: Monitoring shall be provided by the Transportation Department.

42. Bike Trails	☐	☐	☐	☒

Source: RCIP, Elsinore Area Plan, Figure 8 "Trails and Bikeway System"

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: There are no bike trails near the vicinity of the proposed parcel map.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project				
43. Water a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

Source: Department of Environmental Health Review

Findings of Fact: The proposed project is located within the Elsinore Valley Municipal Water District (EVMWD) water services area. Water is available for the tract and shall be constructed and provided by the developer per the Riverside County Environmental Health Department's Conditions of Approval 50.E HEALTH.1 and 2. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☐	☒
b) Result in a determination by the wastewater treatment provider which serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Source: Department of Environmental Health Review

Findings of Fact: The proposed project is located within the Elsinore Valley Municipal Water District (EVMWD) water services area, which also provides sewer services. Sewer is available for the tract and shall be constructed and provided by the developer per the Riverside County Environmental Health Department Conditions of Approval 50.E HEALTH.3.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: No monitoring measures are required.

45. Solid Waste a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☒	☐

Source: RCIP, Riverside County Waste Management

Findings of Fact: The proposed subdivision is expected to have an impact upon the area landfills, however, overall impacts are expected to be less than significant. No objections or concerns were raised by Riverside County Waste Management Department.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	☐	☐	☐	☒
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☐	☒
d) Storm water drainage?	☐	☐	☐	☒
e) Street lighting?	☐	☐	☐	☒
f) Maintenance of public facilities, including roads?	☐	☐	☐	☒
g) Other governmental services?	☐	☐	☐	☒
h) Conflict with adopted energy conservation plans?	☐	☐	☐	☒

Source: RCIP

Findings of Fact: The project will not require or result in the construction of new community utility or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each lot is connected to the appropriate utilities. The project is not anticipated to be in conflict or create any significant impacts associated with the adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
OTHER				
47. Other:	☐	☐	☐	☒

Source: Staff review

Findings of Fact: No other issues have been identified during the review of this project and the preparation of this environmental assessment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE				
48. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

Source: Staff review, Application materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

49. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	☐	☐	☐	☒

Source: Staff review, Project application

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. The project is designed and mitigated to address short term and long term environmental impacts at all stages of project development.

50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?				

Source: Staff review, project application

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The project involves the construction of 56 new single family residences, which will result in a population increase, increase in traffic, and a need for more services. However, all project impacts have been mitigated through project design and conditions of approval.

51. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Potential direct or indirect impacts to the public's health, safety and general welfare in regards to air pollution, noise, safety, traffic, and public services, were addressed through project design. The project's conditions of approval are set up to mitigate project impacts at all stages of the construction process and the eventual impacts on future residents.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Title:	Prepared by:	Date:
RCIP: Riverside County Integrated Project	Jacobs Engineering	October 2003
General Biological Resources Assessment	RCA Associates, Inc.	March 10, 2004
Survey for Burrowing Owl	RCA Associates, Inc.	August 16, 2004
Historical/Archeological Resources Survey Report	CRM TECH	April 14, 2004
"Geotechnical Investigation, and Geotechnical Fault Study, Tentative Tract No. 32078, Wildomar Area, Riverside County, California,"	Petra Geotechnical	July 13, 2004
"Response to County of Riverside Fault Hazard Review Sheet,"	Petra Geotechnical	December 23, 2004

Location Where Earlier Analyses, if used, are available for review:

Location:	Address:
Planning	County of Riverside Planning Department

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

4080 Lemon Street
Riverside, CA 92502

ATTACHMENT D

Reduced copy of the County approved TM 32078

TENTATIVE TRACT MAP NO. 32078

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXHIBIT "P" - AMENDED PER DECEMBER 21, 2005 PLANNING COMMISSION MEETING

APPLICANT/ OWNER / DEVELOPER

TEMECULA CREEK ESTATES, LLC
18800 VON KARMAN AVE., SUITE 100
IRVINE, CA. 92612
Phone: (949) 488-3800

PREPARED BY:

HJK CONSULTANTS ,INC.
41769 ENTERPRISE CIRCLE NORTH
Suite 201, Temecula, Ca. 92590
Phone: (951) 719-3770
Fax: (951) 719-3780

ASSESSOR PARCEL NUMBER

380-080-008, 380-080-009, AND 380-140-001

UTILITIES

SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE:	GENERAL TELEPHONE
CABLE TELEVISION:	SOUTHLAND CABLEVISION

GENERAL NOTES

THOMAS BROS. COORD'S:	927, D-1 & E-1 , PUB. DATE 2002
EXISTING ZONING:	R-R
PROPOSED USE:	Residential (S.F.)
PROPOSED ZONING:	R-1
PROPOSED LAND USE:	RESIDENTIAL
EXISTING LAND USE:	VACANT/SINGLE FAMILY RESIDENTIAL
EXISTING SURROUNDING LAND USE:	RESIDENTIAL / VACANT
TOTAL SINGLE FAMILY LOTS:	55 △1
TOTAL OPEN SPACE LOTS:	2
PROJECT ACREAGE:	16.08 AC± (GROSS)
PROJECT DENSITY:	3.4/ DU
MINIMUM LOT SIZE:	7,200 SF
SCHOOL DIST:	ELSINORE VALLEY UNIFIED SCHOOL DISTRICT
COMMUNITY SERVICE DISTRICT	N/A
F.E.M.A. PANEL NO.	060245-2710-C

THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER

ALL Q'S ARE APPROXIMATE. FINAL FLOW SHALL BE DETERMINED BY PRECISE HYDROLOGY STUDY.

ALL PROPOSED SLOPES ARE 2:1 UNLESS OTHERWISE NOTED

PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD (SEE THIS MAP)

LEGAL DESCRIPTION

BEING A SUBDIVISION OF THAT PORTION OF LOT(S) 46 AND 47 IN BLOCK "L" OF ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED OCTOBER 15, 1885 IN BOOK 4 PAGE(S) 174, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SEC 1, T.7S, R.4W

SOURCE OF TOPO

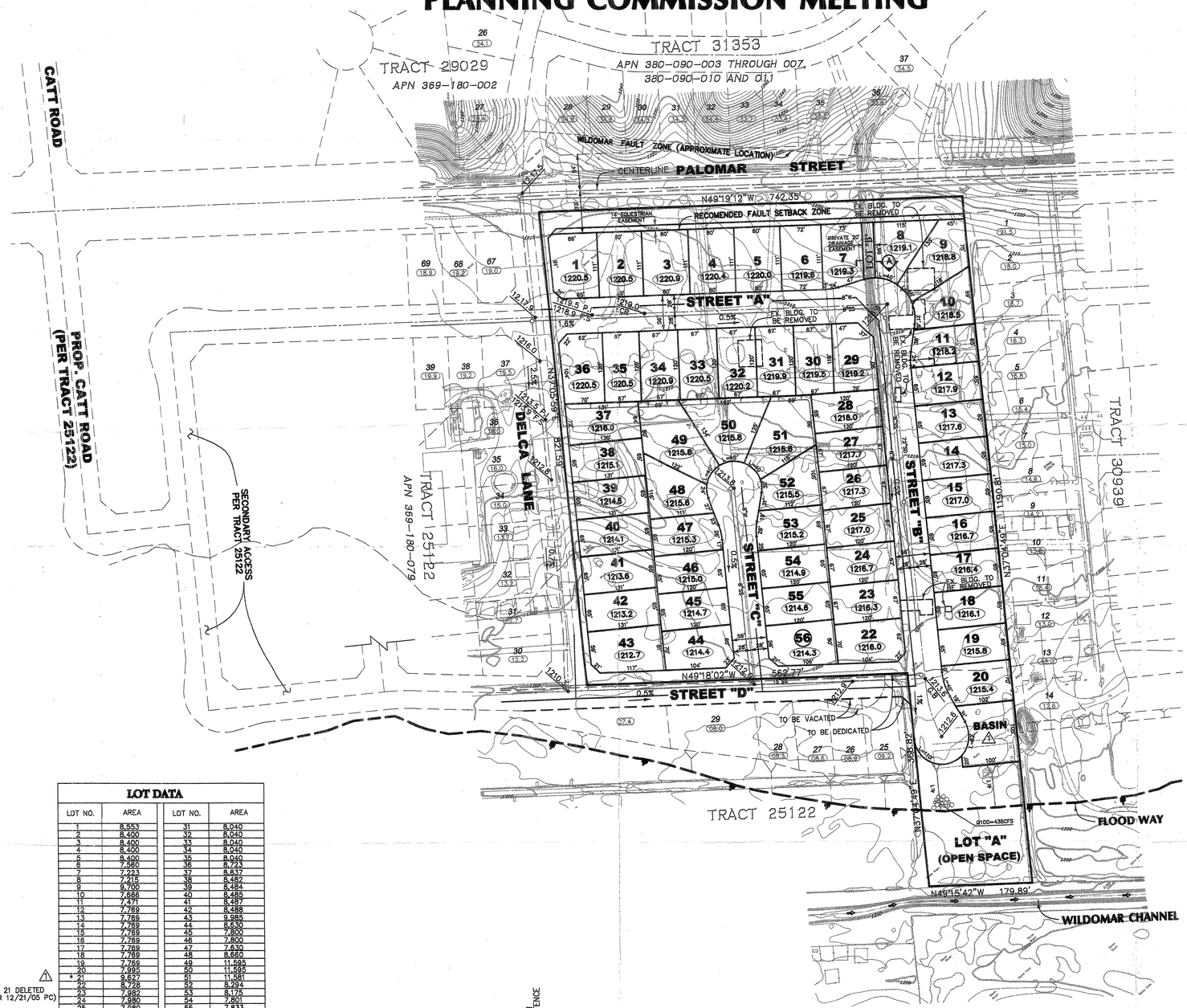
DIGITAL MAPPING ASSOCIATION, INC.

NOTE:

DEVELOPER WILL COMPLY WITH SUPPLEMENT "A" – AN NPDES REQUIREMENT

LEGEND

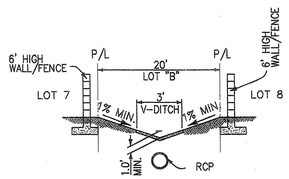
	Tract Boundary
	Proposed Project Boundary
27	Proposed Lot Number
(47.7)	Proposed Pad Elevation
W	Proposed Water Line
S	Proposed Sewer Line
	Existing Water Line
	Existing Sewer Line
66"SD	Proposed Storm Drain
	Proposed Retaining Wall
	Proposed 2:1 Slope
1234	Existing Contour
(1228.94)	Existing Grades
1240	Proposed Contour
	Restricted Access



LOT DATA			
LOT NO.	AREA	LOT NO.	AREA
1	8,553	31	8,040
2	8,400	32	8,040
3	8,400	33	8,040
4	8,400	34	8,040
5	8,400	35	8,040
6	7,560	36	8,723
7	7,223	37	8,837
8	7,215	38	8,482
9	9,700	39	8,484
10	7,666	40	8,485
11	7,471	41	8,487
12	7,769	42	8,488
13	7,769	43	9,985
14	7,769	44	8,630
15	7,769	45	7,800
16	7,769	46	7,800
17	7,769	47	7,830
18	7,769	48	8,680
19	7,769	49	11,595
20	7,995	50	11,535
* 21	9,627	51	11,981
22	8,728	52	8,294
23	7,982	53	8,175
24	7,980	54	7,801
25	7,980	55	7,833
26	7,980	56	9,038
27	7,980		
28	8,007	TOTAL AREA	468,486 S.F
29	8,493	AVERAGE	8,366 S.F
30	7,983		

△1 * LOT 21 DELETED (PER 12/21/05 PC)

OPEN SPACE	
LOT "A"	38,073
LOT "B"	1,787



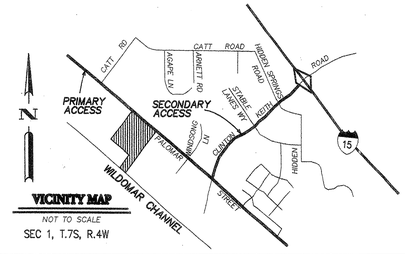
SECTION "A-A"
N.T.S

NOTE:

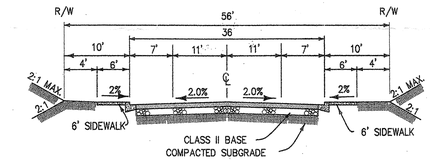
THIS PROJECT/APPLICANT WILL COMPLY WITH SUPPLEMENT "A"– AN NPDES REQUIREMENT.

SCHEDULE "A"
DATE PREPARED: JANUARY, 2004

REVISION	DATE:
ADDED SECONDARY ACCESS ROAD	9-27-05
ADDED WILDOMAR FAULT ZONE AND FAULT	
SETBACK ZONE	
REVISED CROSS SECTION PALOMAR STREET	
△1 AMENDED PER DECEMBER 21, 2005 PLANNING	3-24-06
COMMISSION HEARING	
DELETE LOT 21 PER 12/21/05 PLANNING COMMISSION	
REVISED CROSS SECTION OF PALOMAR STREET	

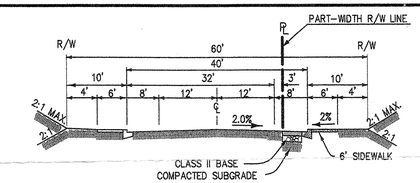


VICINITY MAP
NOT TO SCALE
SEC 1, T.7S, R.4W



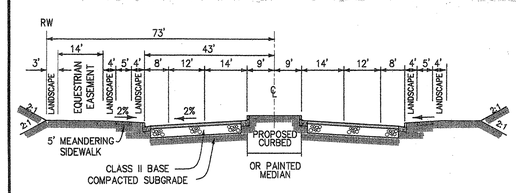
STREET "A", "B" & "C"

EXHIBIT "F"



DELCA LANE AND STREE "D"

RIV.,CO. STD. NO.104 (SECTION "A")



△1 PALOMAR STREET

PER MODIFIED COUNTY STANDARD NO. 92

AMENDED "P"
Dated: 12/21/05
Planner: M. Staples

APPROVED
APR 25 2006
BY BOARD OF SUPERVISORS

GRAPHIC SCALE
100 0 50 100 200 300
1 inch = 100 ft.
(IN FEET)

FILED MAR 24 2006

ORIGINAL

HJK CONSULTANTS, INC.
Civil Engineering • Land Planning Land Surveying
41769 Enterprise Circle N., #201, Temecula , Ca. 92590
Tel: (951) 719-3770 Fax: (951) 719-3780

MAR 30 2007

ATTACHMENT E

Reduced copy of the final map with minor changes (TM 32078)

IN THE CITY OF WILDOMAR

TENTATIVE TRACT MAP 32078 MINOR CHANGE EXHIBIT

(PA 13-_____)

LOT NO.	LOT SIZE (sq. ft.)
1	9720
2	9603
3	9603
4	9603
5	9603
6	9603
7	8661
8	9444
9	11876
10	8395
11	7891
12	7930
13	7930
14	7930
15	7930
16	7930
17	7930
18	7870
19	7947
20	8995
21	9473
22	8308
23	8308
24	8308
25	8308
26	8308
27	8283
28	9555
29	7730
30	7800
31	7800
32	7800
33	7800
34	7800
35	10636
36	10233
37	8773
38	8773
39	8773
40	8772
41	8772
42	10136
43	9140
44	8060
45	8060
46	7891
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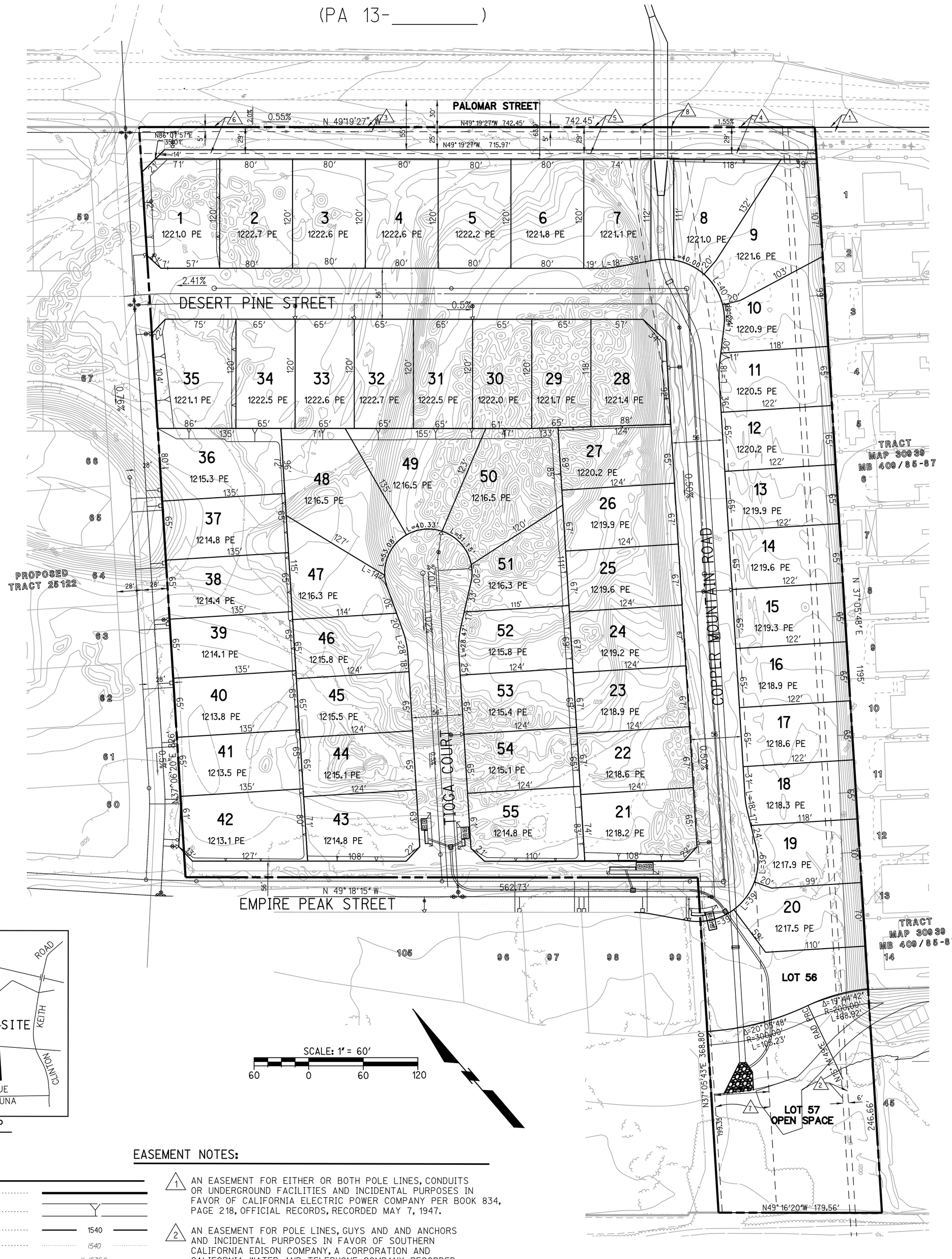
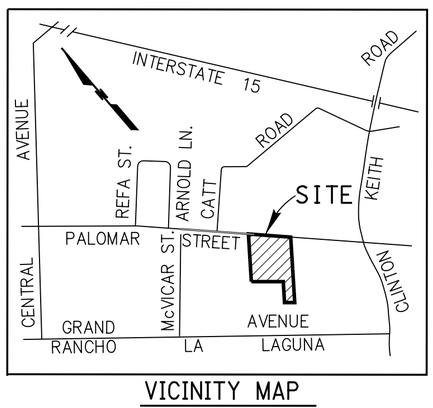
49	11019
50	12817
51	8669
52	8417
53	8060
54	8060
55	9656



EARTHWORK QUANTITIES

CUT	39,000 CY
FILL	148,000 CY
IMPORT	109,000 CY



VICINITY MAP

N.T.S.

LEGEND

TENTATIVE MAP BOUNDARY	
CUT/FILL BANK 2:1	
PROPOSED CONTOUR	1540
EXISTING CONTOUR	1540
EXISTING SPOT ELEVATION	X 1535.0
BEGIN/END VERTICAL CURVE	
POINT OF INTERSECTION	PI
FINISHED SURFACE	FS
GRADE BREAK	GB
HIGH POINT	HP
EXISTING EDGE OF PAVEMENT	
STREET CENTERLINE ELEVATION	30
STREET GRADE	2%
LOT NUMBER	100
PAD ELEVATION	PE=1554..0
PROPOSED SEWER/MANHOLE	S
PROPOSED STORM DRAIN	SD
PROPOSED WATERLINE	W
EXISTING SEWER/MANHOLE	S
EXISTING STORM DRAIN	SD
EXISTING WATERLINE	W
PROPOSED CROSS GUTTER	
PROPOSED EARTHEN SWALE	
RETAINING WALL	

DATE	BY	REVISIONS

EASEMENT NOTES:

1. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 834, PAGE 218, OFFICIAL RECORDS, RECORDED MAY 7, 1947.

2. AN EASEMENT FOR POLE LINES, GUYS AND AND ANCHORS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AND CALIFORNIA WATER AND TELEPHONE COMPANY RECORDED JUNE 12, 1964 AS INST. NO. 72575 OF OFFICIAL RECORDS.

3. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 837, PAGE 61, OFFICIAL RECORDS, RECORDED MAY 19, 1947.

4. 29' SANITARY SEWER EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, REPLACEMENT REPAIR, MAINTENANCE AND USE OF AN ACCESS ROAD AND PIPELINE FOR SAINITARY SEWER AND INCIDENTAL PURPOSES IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT RECORDED MAY 6, 2004 AS INST. NO. 04-335764 OF OFFICIAL RECORDS.

5. 29' SANITARY SEWER EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, REPLACEMENT REPAIR, MAINTENANCE AND USE OF AN ACCESS ROAD AND PIPELINE FOR SAINITARY SEWER AND INCIDENTAL PURPOSES IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICTRECORDED MAY 6, 2004 AS INST. NO. 04-335765 OF OFFICIAL RECORDS.

6. 29' SANITARY SEWER EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, REPLACEMENT REPAIR, MAINTENANCE AND USE OF AN ACCESS ROAD AND PIPELINE FOR SAINITARY SEWER AND INCIDENTAL PURPOSES IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT RECORDED JUNE 23, 2004 AS INST. NO. 04-0484120 OF OFFICIAL RECORDS.

7. AN OFFER OF DEDICATION FOR FLOOD FACILITIES AND INCIDENTAL PURPOSES IN FAVOR RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION RECORDED APRIL 21, 2006 AS INST. NO. 06-290827 OF OFFICIAL RECORDS.

8. AN OFFER OF DEDICATION FOR FLOOD FACILITIES AND INCIDENTAL PURPOSES IN FAVOR RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION RECORDED APRIL 21, 2006 AS INST. NO. 06-290828 OF OFFICIAL RECORDS.

GENERAL NOTES

1. LEGAL DESCRIPTION
   PARCELS "A", "B", "C" AND "D" OF LOT LINE ADJUSTMENT NO. 4497 RECORDED _____ OF OFFICIAL RECORDS, RIVERSIDE COUNTY, STATE OF CALIFORNIA
2. TOTAL ORIGINAL ACREAGE:
   15.00 ACRES GROSS
3. NUMBER OF LOTS:
   55 LOTS
4. MINIMUM LOT SIZE:
   7,200 S.F.
5. EXISTING ZONING:
   R-1/RR
6. PROPOSED ZONING:
   R-1/RR
7. EXISTING LAND USE:
   RESIDENTIAL, HORSE RANCH
8. PROPOSED LAND USE:
   RESIDENTIAL
9. TENTATIVE MAP PREPARED:
   DECEMBER, 2005
10. METHOD OF SEWAGE DISPOSAL
    SEWER
11. UTILITIES:
    WATER - ELSINORE VALLEY MUNICIPAL WATER DISTRICT
    SEWER - ELSINORE VALLEY MUNICIPAL WATER DISTRICT
    GAS - SOUTHERN CALIFORNIA GAS
    ELECTRIC - SOUTHERN CALIFORNIA EDISON
    TELEPHONE - VERIZON
12. SCHOOL DISTRICT:
    LAKE ELSINORE UNIFIED SCHOOL DISTRICT
13. ASSESSORS PARCEL NO.'S:
    380-080-006, 009, & 380-140-001
14. EDITION 2000 THOMAS BROS. GUIDE:
    PAGE 927, D-1 AND D-2
15. ELSINORE AREA DESIGNATION:
    MEDIUM DENSITY RESIDENTIAL(2-5 DU/AC)
16. TENTATIVE MAP SHOWS ENTIRE CONTIGUOUS OWNERSHIP
17. ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNED TO ACCOMODATE 100 YR. STORM FLOWS.
18. THIS IS A SCHEDULE "A" SUBDIVISION.
19. ALL LOTS ARE SUBJECT TO ORD. 625.1 "RIGHT TO FARM".
20. A LIQUEFACTION STUDY HAS BEEN PREPARED FOR THIS PROPERTY AND IS ON FILE AT THE RIVERSIDE COUNTY PLANNING DEPT. UNDER COUNTY GEOLOGIC REPORT NO. 957. (PETRA JN 311-97) AND GEOLOGIC REPORT NO. 1149 (T.H.E. SOILS CO.)

OWNER/DEVELOPER:

CV COMMUNITIES
1900 QUAIL STREET
NEWPORT BEACH, CA 92660
PH. (949) 258-7555

DATE PREPARED: 11/14/13

RICK ENGINEERING COMPANY
Riverside
1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX)951.782.0723
rickengineering.com
San Diego Orange Sacramento Phoenix Tucson

ATTACHMENT F

Full size copy of the County approved TM 32078
(under separate cover)

ATTACHMENT G

Full size copy of the proposed Final Map for TM 32078(with Minor Changes)

(under separate cover)

AGENDA SECTION 3.0

GENERAL BUSINESS ITEMS

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #3.1
GENERAL BUSINESS
Meeting Date: January 15, 2014

TO: Chairman and Members of the Planning Commission

FROM: Daniel A. York, City Engineer

SUBJECT: Capital Improvement Program for Fiscal Years 2013/14 – 2017/18: Planning Commission Review of the Amended Public Works Department Capital Improvement Program for Fiscal Years 2013-2018 to Determine Consistency with the City of Wildomar General Plan.

RECOMMENDATION:
The Planning Department recommends the Planning Commission take the following action:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 14-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA DETERMINING THAT THE AMENDED 2013-2018 CAPITAL IMPROVEMENT PROGRAM IS IN CONFORMANCE WITH THE CITY OF WILDOMAR GENERAL PLAN

BACKGROUND

Sections 65401 and 65402 of the California Government Code require that the City's capital improvement program (CIP) be in conformance with the City's General Plan. State Law also mandates that this determination of conformance be made by the City's designated planning agency. For the City of Wildomar, the designated planning agency is the Planning Commission. The purpose of this staff report is to have the Planning Commission make a determination of consistency with the adopted General Plan.

The Planning Commission reviewed the 2013-2018 CIP at its meeting on May 15, 2013 and determined it to be consistent with the City's General Plan. Since then, staff has included several new projects in the 2013-2018 CIP. Therefore, staff is presenting this amended 2013-2018 CIP to the Planning Commission for review and determination of General Plan consistency.

DISCUSSION

The Fiscal Years 2013/14 – 2017/18 Capital Improvement Program (CIP) sets out a long term capital program budget for the City of Wildomar. The complete CIP document identifies both funding sources and capital projects to be funded each year for the next five fiscal years. The project priorities and projected funding amounts will be addressed through a subsequent City Council action. The Planning Commission's findings that the activities proposed for inclusion in the CIP are in conformance and consistent with the General Plan satisfies Government Code requirements.

General Plan conformity can be best described as furthering the eventual achievement of the goals, policies, and infrastructure identified in the Plan. For example, the construction of a roadway identified on the General Plan would be considered consistent with the Plan if the roadway is depicted on the Circulation Map, identified in the goals and policies, or listed as an implementation program/activity.

The CIP includes two types of activities: capital projects (stand alone, individual projects) and capital programs (a group of similar projects typically on an annual recurring basis). The capital projects included in the amended FY 2013-18 Capital Improvement Program are shown in Table 1 below.

The newly added projects for Commission consideration are shown in italics.

Table 1:
Scope of Capital Projects in the 5-Year CIP

Capital Improvement Project	Project Scope	General Plan Policy
Almond Street Sidewalk Improvements, Elsinore High School	Construct sidewalks and curb ramp improvements on Almond Street (from Bundy Canyon Road to Waite Street). Improvements to benefit Elsinore High School.	Circulation Element Policies 4.1, 4.5, 4.7
Sidewalk Safety Improvements to School, Elsinore High/Reagan Elementary (Phase 2)	Construct new curb, gutter and sidewalks within the proximity of Elsinore High School and Ronald Reagan Elementary School. The safety improvements also include a mobile radar speed feedback trailer; Locations of sidewalk improvements include Bundy Canyon, Canyon Drive, and Prielipp. Rd.	Circulation Element Policies 4.1, 4.5, 4.7
Clinton Keith/Hidden Springs Intersection Project	Traffic signal modification to include a left-turn traffic signal phasing at Clinton Keith/Hidden Springs Intersection; Includes LED signal heads, relocation of illuminated street name signs, installation of pedestrian push button signals. Upgrade of the intersections corners (and curb ramps).	Circulation Element Policies 3.13, 3.15

Bike/Pedestrian Sidewalk Safety Improvement Project, David Brown/Wildomar Elementary– Grand Avenue	Construct approximately 1,350 feet of new sidewalks in the City of Wildomar on Grand Avenue from Central to South Pasadena Street. Projects benefits Davis Brown Middle School and Wildomar Elementary.	Circulation Element Policies 4.1, 4.5, 4.7
Collier Elementary School Sidewalk Project	Construct new sidewalk on Union Street from Collier Elementary School to Corydon Street to close the gaps in the existing route to school. Includes a crosswalk and curb ramp from this new sidewalk across Trailwood Court to the school's entrance, crosswalk upgrades at Trailwood Court and Mayhall Drive, and upgraded school xing legends and signs along Trailwood Court and Alderbrook Road.	Circulation Element Policies 4.1, 4.5, 4.7
Clinton Keith Road Widening (I-15 to Copper Craft)	Road widening to four lanes on Clinton Keith Road from I-15 to Copper Craft.	Circulation Element Policies 3.1, 3.13, 3.15, 3.2
Bundy Canyon/Scott Road (I-15 to Sunset Road)	Road widening to four lanes on Bundy Canyon/Scott Road from I-15 to Sunset Road.	Circulation Element Policies 3.1, 3.13, 3.15, 3.2
Palomar Street Widening (Mission Trail to Jefferson)	Road widening to four lanes on Palomar Road from Mission Trail to Jefferson Avenue.	Circulation Element Policies 3.1, 3.13, 3.15, 3.2
George Avenue Sidewalk Improvements	*Construct 650 feet of sidewalk, between Clinton Keith Road and Depasquale Road along George Avenue. This will close a significant gap, and allow residents to connect to existing sidewalk on the same side of the street.*	*Circulation Element Policies 4.1, 4.5, 4.7*
Grand Avenue and Clinton Keith Bike Paths	*Construct class II bike lane along Grand Avenue up to David Brown Middle School and incorporate class II/ III bike lanes along Clinton Keith Road west from George Avenue. This project will widen existing Grand Ave (Clinton Keith Road to David Brown Middle School). The project will also include minor pavement work, striping and signage.*	*Circulation Element Policies 4.1, 4.5, 4.7*
Grand Avenue Bike Phase 2	*Construct class II bike path from Corydon Road to Brown Middle School along Grand Avenue, by widening existing Grand Avenue to include bike lanes.*	*Circulation Element Policies 4.1, 4.5, 4.7*

Traffic Collision Database	*The GIS based mapping system will aid the City in identifying high frequency accident locations and patterns. Data retrieval will further aid in prioritizing locations requiring further study and action implementation.*	*Circulation Element Policies 3.1, 3.13*
Lateral C-1 Master Plan Storm Drain	*This project combines Billie Ann Road Storm Drain and Wildomar Lateral C-1. Construct 66" RCP in Charles Street from 500' southerly of Refa Street, traveling downstream in Refa Street to existing RCB at Palomar Road.*	*Circulation Element Policies 3.1, 3.2*
Master Plan Drainage Update	*Identify and inventory additional existing storm drainage facilities. Research and identify land use for Wildomar and Sedco drainage areas. Planning and evaluation of drainage Zone 3 (Sedco) needs. Complete drainage area hydrology studies.*	*Circulation Element Policies 3.1, 3.2*
Malaga Road and Mission Trail Park	*Construct new 0.19 acre gateway park located at the southeast corner of Malaga Road and Mission Trail. This park improvement will also include roadway improvements and provide a new bus shelter on Malaga Road.*	*Circulation Element Policies 3.1, 3.2*
Clinton Keith Road Slurry Seal	*The project will include a slurry seal treatment over a project area with isolated areas of base repair and traffic striping. The project limits are along Clinton Keith Road from Stable Lanes Road to George Avenue*	*Circulation Element Policies 3.2, 3.12*

Staff has reviewed the proposed capital projects and has evaluated the proposed improvements for consistency with the roadway classifications contained in the General Plan. As shown in Table 1, these activities are consistent with several of the policies contained in the General Plan. These Circulation Element policy statements are as follows:

Circulation Element Policies:

Policy 3.1. *Design, construct, and maintain County roadways as specified in the County Road Improvement Standards and Specifications*.

Policy 3.2. *Maintain the existing transportation network, while providing for future expansion and improvement based on travel demand, and the development of alternative travel modes.*

Policy 3.13. *Design street intersections, where appropriate, to assure the safe, efficient passage of through-traffic and the negotiation of turning movements.*

Policy 3.15. *Provide adequate sight distances for safe vehicular movement at a road's design speed and at all intersections.*

Policy 4.1. *Provide facilities for the safe movement of pedestrians within developments.*

Policy 4.5. *Collaborate with local communities to ensure that school children have adequate transportation routes available such as local pedestrian or bike path, or local bus service.*

Policy 4.7. *Encourage safe pedestrian walksways that comply with the American Disabilities Act (ADA) requirements within commercial, office, industrial, mixed use, residential, and recreational developments.*

The second type of activities in the 2013-2018 CIP programs is shown in Table 2 below. These capital programs are intended to identify potential funding to address various improvement needs that are determined throughout the year. These improvements are intended to replace and rehabilitate existing infrastructure or make changes to meet safety needs. Some improvements may range in cost from $5,000 to $50,000+. Due to the varying costs, it is more efficient (for budgeting and project development purposes) to identify the program where the improvements can be funded. This provides the City a degree of flexibility in identifying specific improvements and their related costs during the CIP period.

At this time, no specific improvements have been identified. They will be identified and implemented on an on-going basis. One new program has been added to the CIP, and is shown in italics in the table below. In addition, two of the programs previously reviewed by the Planning Commission have been renamed.

Table 2: Descriptions of Capital Programs in the 5-Year CIP

Capital Improvement Program	Program Description	General Plan Policy
Accessibility Improvements Program	This program is dedicated to improving ADA accessibility through various types of repairs to curbs, gutters, and sidewalks throughout the City. Priority is given to safety-related issues and those which have been requested by citizens.	Circulation Element Policies 3.2, 3.12
Roadway Safety Improvements Program	This program is dedicated to improving roadway safety through upgrading existing and/or adding new high-visibility traffic signs, pavement markings, and other geometric improvements (i.e. site distance).	Circulation Element Policies 3.2, 3.12., 3.13, 3.15

Pavement Maintenance Program (formerly Slurry Seal & Overlay Program)	This program is dedicated to resurfacing pavement with slurry seal on various city streets to improve ride-ability and maintain pavement integrity.	Circulation Element Policies 3.2, 3.12
Pavement Repair Program	*This program is dedicated to reconstructing and repair of public roadways throughout the City. This program will be focused on localized sections within the identified areas of the Pavement Maintenance Program. Work will be scheduled in advance of the respective year's Pavement Maintenance Program to ensure effective resurfacing pavement techniques such as slurry seal, overlays, and other pavement rehabilitation techniques can be used to maintain the public roadway.*	*Circulation Element Policies 3.2, 3.12*
Unpaved Roadway Program (formerly Roadway Improvements to Unpaved Roads & Drainage Program)	This program is dedicated to maintaining and improving unpaved public roadways throughout the City. Eligible roadways are those which the City can accept through dedication.	Circulation Element Policies 3.1, 3.2, 3.12
Citywide Maintenance Program	This program is dedicated to right-of-way maintenance and repair including, but not limited to: striping, stenciling, repairs to streets and culvert/drainage facilities, storm damage/flood control projects, and widening streets.	Circulation Element Policies 3.1, 3.2, 3.12, 3.13, 3.15

These capital programs are ongoing functions to replace and rehabilitate existing infrastructure or make changes to meet local traffic safety needs. These activities are consistent with several of the policies contained in the Circulation Element. These policy statements are as follows:

Policy 3.1. *Design, construct, and maintain County roadways as specified in the County Road Improvement Standards and Specifications*.

Policy 3.2. *Maintain the existing transportation network, while providing for future expansion and improvement based on travel demand, and the development of alternative travel modes.*

Policy 3.12. *Improve highways serving as arterials through mountainous and rural*

areas to adequately meet travel demands and safety requirements while minimizing the need for excessive cut and fill.

Policy 3.13. *Design street intersections to assure the safe, efficient passage of through-traffic and the negotiation of turning movements.*

Policy 3.15. *Provide adequate sight distances for safe vehicular movement at a road's design speed and at all intersections.*

As demonstrated above, the activities in the Capital Improvement Program are consistent with the current General Plan. Consequently, the Planning Director recommends that the Planning Commission adopt a resolution finding that the amended FY 2013-18 Capital Improvement Program is consistent with the General Plan.

Respectfully Submitted, Dan York Public Works Director	Reviewed By, Erica Vega Assistant City Attorney

ATTACHMENTS

A. PC Resolution No. 14-03

ATTACHMENT A

PC Resolution No. 14-03

PC RESOLUTION NO. 14-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR DETERMINING THAT THE AMENDED 2013-2018 CAPITAL IMPROVEMENT PROGRAM IS IN CONFORMANCE WITH THE CITY GENERAL PLAN

WHEREAS, the City of Wildomar adopted its General Plan on July 1, 2008; and

WHEREAS, the General Plan contains a Circulation Element which describes the future layout and configuration of the road network within the City; and

WHEREAS, the City Council of the City of Wildomar has designated the City Planning Commission as the planning agency for the City of Wildomar; and

WHEREAS, State Law requires that designated planning agencies review the capital improvement program to ensure compliance with the adopted General Plan; and

WHEREAS, the City has identified a number of priority road projects for implementation during the five year period of the capital improvement program; and

WHEREAS, the Planning Commission examined the capital construction projects identified in the capital improvement program; and

WHEREAS, the Planning Commission compared these future roadway projects with the projected roadway improvements identified in the adopted Circulation Element; and

WHEREAS, the Planning Commission also examined the ongoing capital maintenance projects in the capital improvement program and determined that these projects are specifically supported by Circulation Element Policies 3.2, 3.12, 3.13, and 3.15; and

WHEREAS, on January 15, 2014 the Planning Commission, during a regularly scheduled meeting, considered the Draft Amended Capital Improvement Program and its conformity to the adopted City General Plan; and

NOW THEREFORE, the Planning Commission of the City of Wildomar does hereby resolve, determine, order as follows:

SECTION 1. <u>FINDINGS</u>.

The proposed amended 2013/14 – 2017/18 Capital Improvement Program is consistent with the City of Wildomar General Plan. The capital improvement projects and ongoing program activities that are contained in the 2013-2018 Capital Improvement Program (CIP) are consistent with the adopted General Plan by furthering

the goals and policies of the Circulation Element, including Policies 3.1, 3.2, 3.12, 3.13, 3.15, 4.1, 4.5, and 4.7 as discussed in the staff report dated January15, 2014.

PASSED, APPROVED AND ADOPTED this 15th day of January, 2014 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
Stan Smith
Planning Commission Chairman

ATTEST:

_____
Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Eric Vega, Assistant City Attorney

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item No. 3.2
GENERAL BUSINESS
Meeting Date: January 15, 2014

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: **Strata/Clinton Keith GPA Initiation (Planning Application No. 13-0041):** Planning Commission consideration of a request by Strata Equity Group (Applicant) to initiate a General Plan Amendment (GPA) for a 10-acre portion of a 20 acre site located at the southwest corner of Yamas Drive and Clinton Keith Road (APN: 380-250-003).

RECOMMENDATION

That the Planning Commission recommend the City Council allow the initiation of a General Plan Amendment for Planning Application No. 13-0041 in accordance with Section 17.08.040.B of the Zoning Ordinance.

PROJECT DESCRIPTION

The applicant (Strata Equity Group) is requesting approval to initiate a proposed General Plan land use amendment on the northerly 10 acres of a 20 acre site located at the southwest corner of Clinton Keith Road and Yamas Drive (APN: 380-250-003) from Business Park (BP) to Commercial Retail (CR) to accommodate a future commercial/retail development project.

The City Council recently approved a land use amendment on the southerly 10 acres of the applicant's property from Business Park (BP) to Highest Density Residential (HHDR) as part of the 2013-2021 Housing Element update project. The land use change went into effect on December 11, 2013 with the adoption of Council Resolution No. 2013-46.

The exhibit on the following page shows an aerial of the project site. The site is immediately north of the Santa Rosa Apartments located on Prielipp Road (west of the Inland Valley Hospital).

At this time, the applicant is seeking Commission support to move forward with the General Plan Amendment (GPA) process. A discussion of the proposed GPA is provided in the Analysis section of this report.

Vicinity/Location (General) Map

PROJECT ANALYSIS

Since the future project would require a GPA, the request must follow the procedures outlined in Section 17.08.010.B and 17.08.040.B of the Zoning Ordinance. As discussed in these sections, the initiation of a general plan amendment by a property owner/applicant first requires the order of the City Council, adopted by the affirmative vote of not less than a majority of the entire membership of the Council.

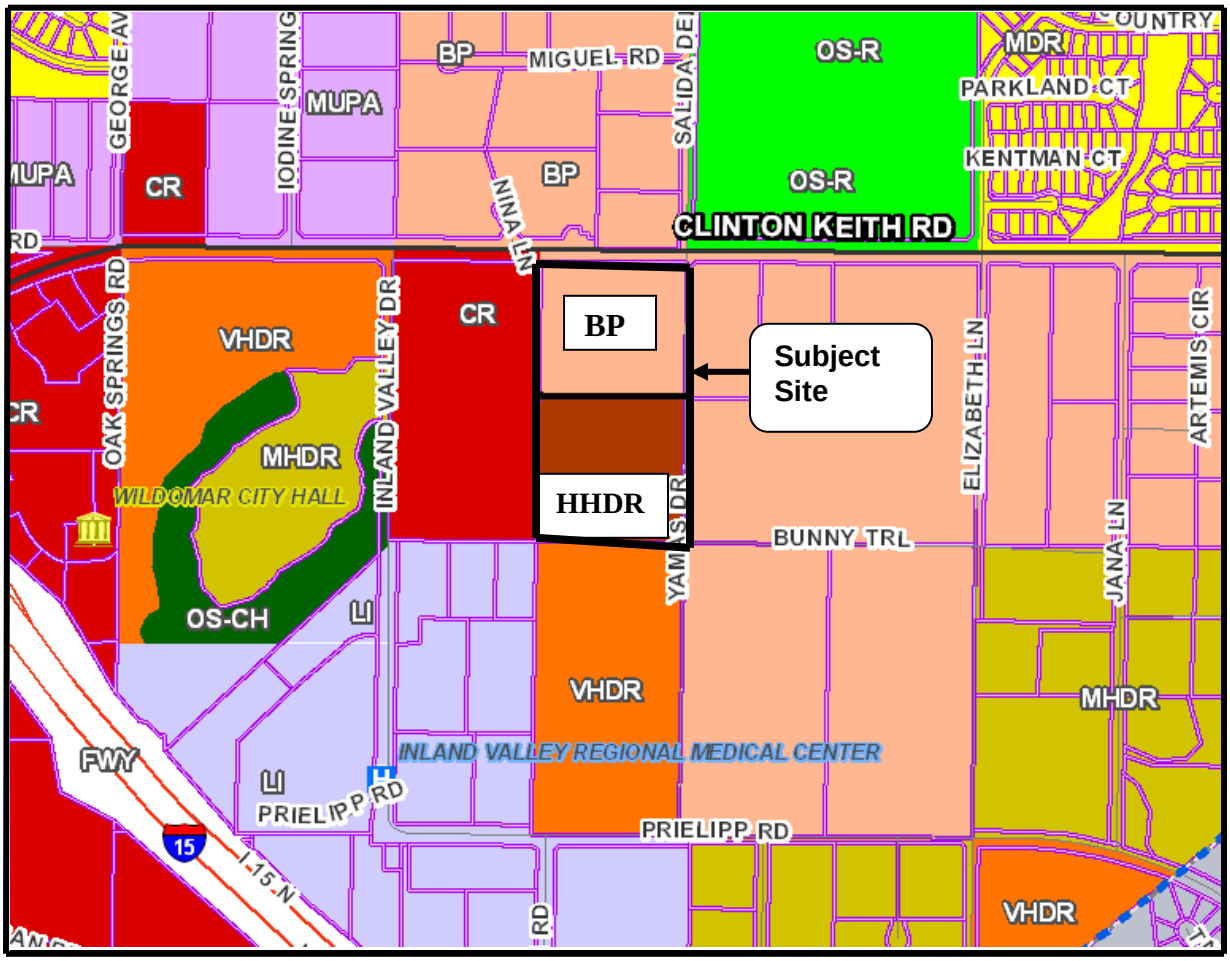
Once the Council adopts an order to initiate a general plan amendment, the amendment process then follows the standard process outlined by state law and Section 17.08.010 and 17.08.100 of the Zoning Ordinance. The order to initiate a general plan amendment that is presented to the City Council must first include comments from the Planning Commission. Hence, staff has brought this request forward for Commission review and consideration.

General Plan Amendment Initiation Request:

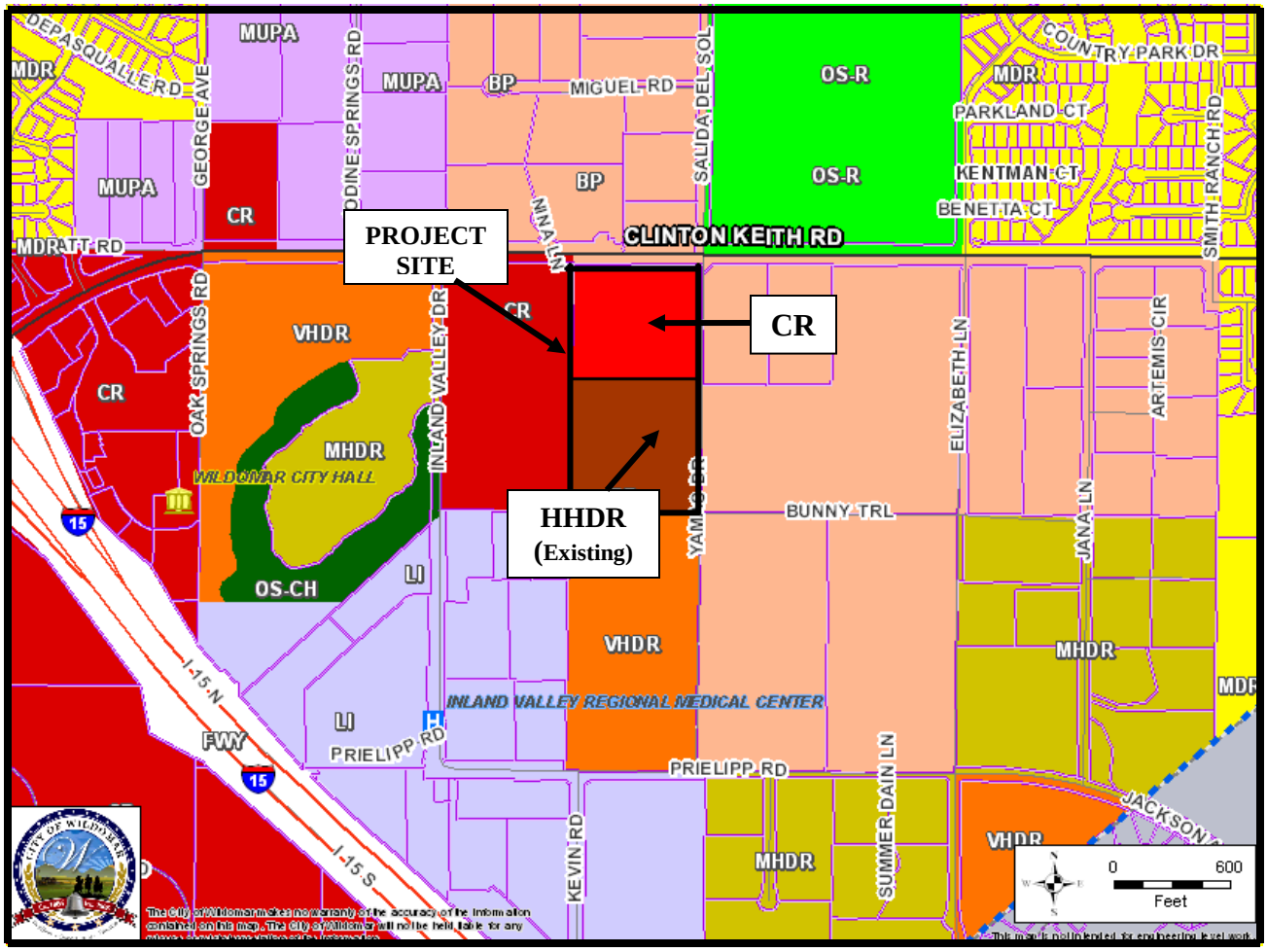
The applicant desires to amend the General Plan land use map on the northerly 10 acres of a 20 acre site located at the southwest corner of Clinton Keith Road and Yamas Drive (APN: 380-250-003) from Business Park (BP) to Commercial Retail (CR) to accommodate a future commercial/retail development project. As noted, the 10-acre southerly portion has an existing land use designation of HHDR which allows a density of 20 to 40 units/acre per the General Plan. The applicant is not requesting a change to the General Plan land use designation for the southerly ten (10) acres.

The existing and proposed land use designation of the site and surrounding area is depicted in the following two exhibits below.

Existing GP Land Use Designation Exhibit



Proposed Land Use Designations Exhibit



Other Development Applications:

If the GPA is initiated, the Planning Department also requires the processing of the following development applications:

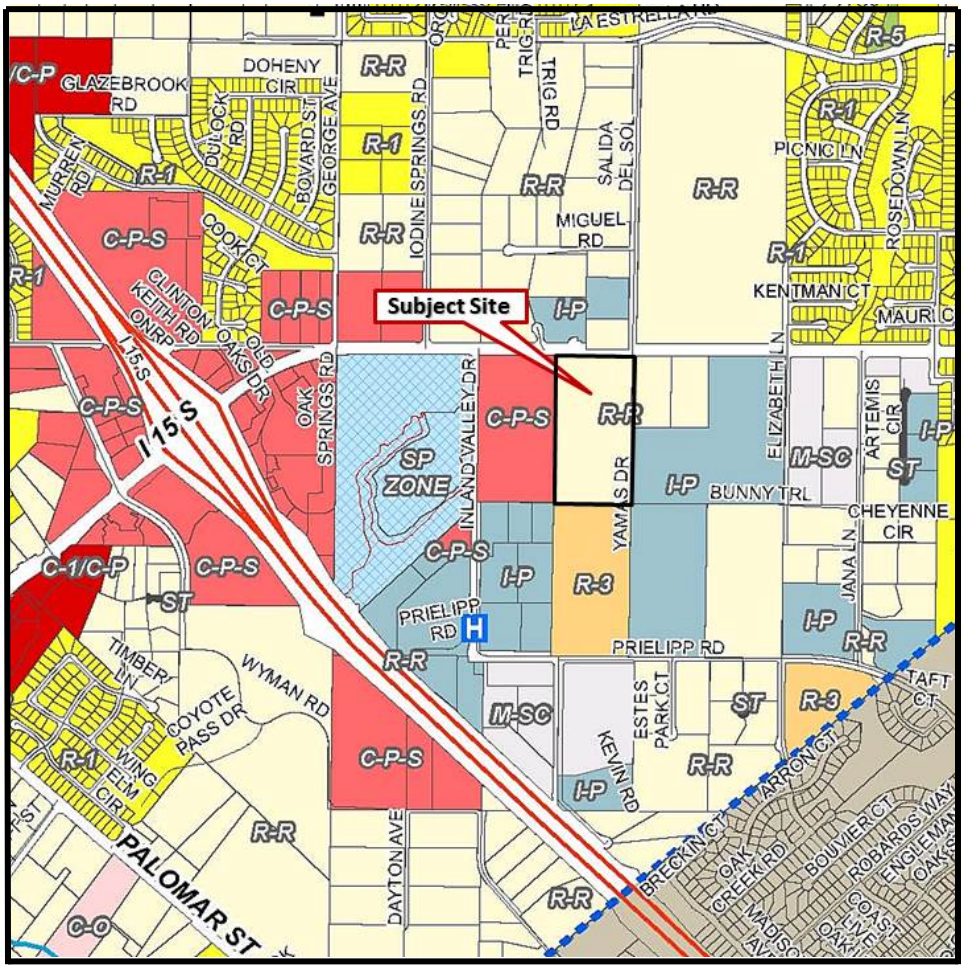
- Change of Zone – The Planning Department will require the processing of a Change of Zone from R-R (Rural Residential) to C-P-S (Scenic Highway Commercial) for the northerly 10 acres.

- Plot Plan – The Planning Department will require the processing of a Pot Plan application to accommodate a commercial retail development.

- Environmental Review – The City will require compliance with California Environmental Quality Act (CEQA) for any proposed project.

While the change of zone is not part of the GPA initiation process, the exhibit below depicts the existing zoning on the project site and the surrounding parcels.

Existing Zoning Designation



In making its recommendation to the City Council regarding initiation of a general plan amendment, the Commission may consider the proposed and surrounding land use and zoning designations, the location of the project in relation to surrounding land uses, and other factors deemed appropriate by Commission. These comments will be forwarded to the Council for consideration. The GPA initiation request is tentatively scheduled for the February 12, 2014 Council meeting.

In conclusion, the applicant desires to move forward with the GPA process and formal development application submittal. They intend to provide a power point presentation and materials for Commission consideration at the January 15 meeting to support their proposal.

The applicant has completed a Fiscal and Economic Impact Analysis to better understand the anticipated effects/benefits of the proposed project on the city's revenue sources and job generation, respectively. The reports, which staff has not seen, conclude that the proposed project will have a significantly positive effect on city revenues and job creation at build out and operation of the project. The applicant intends to submit them as part of the formal project submittal. The Applicant has noted that they have also retained a real estate market consultant to analyze the "highest and best use" for the property based on current supply and

future demand of various land use categories to determine the optimal development types for these locations.

Staff is recommending the Commission forward a recommendation, along with their comments, to Council to allow the initiation of the general plan amendment. It is important to clarify that if the Council allows the GPA to be processed, the decision does not imply that the land use changes proposed by the applicant at this time will be formally approved. As previously stated, the general plan amendment application, and all other applicable development applications, will go through the formal and complete staff review and design process, and is subject to a full public hearing before the Planning Commission and City Council, along with any CEQA document.

Respectfully Submitted,	Reviewed By,
Matthew C. Bassi	Erica Vega
Planning Director	Assistant City Attorney

ATTACHMENTS

No attachments