CITY OF WILDOMAR
CITY COUNCIL

AGENDA

January 28, 2009
Council Chambers
23873 Clinton Keith Road

Scott Farnam, Mayor
Bridgette Moore, Mayor Pro Tem
Sheryl Ade, Council Member
Bob Cashman, Council Member
Marsha Swanson, Council Member

WILDOMAR CITY COUNCIL
REGULAR MEETING AGENDA
JANUARY 28, 2009

ORDER OF BUSINESS: Public sessions of all regular meetings of the City Council begin at 7:00 P.M. Closed Sessions begin at 6:00 P.M. or such other time as noted.

REPORTS: All agenda items and reports are available for review at Wildomar City Hall, 23873 Clinton Keith Road and at the Mission Trail Library, 34303 Mission Trail Blvd., Wildomar, CA. Any writings or documents provided to a majority of the City Council 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 mail list to receive a copy of the agenda, a request must be made through the City Clerk's office in writing or by e-mail.

PUBLIC COMMENTS: Prior to the business portion of the agenda, the City Council will receive public comments regarding any agenda items or matters within the jurisdiction of the governing body. This is the only opportunity for public input except for scheduled public hearing items. The Mayor or chairperson will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a "Public Speaker/Comment Card" available at the door. The completed form is to be submitted to the Mayor prior to an individual being heard. Lengthy testimony should be presented to the Council in writing (8 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

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 Council.

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

7:00 P.M.

Call to order the Wildomar City Council

Roll Call:

Flag Salute:

Presentations: Update from Code Enforcement

Oral Communications: This is the time for any citizen to comment on any item listed or not listed on the agenda. Comments relative to noticed public hearing items will be heard at that time the public hearing is conducted. Under the provisions of the Brown Act, the legislative body is prohibited from discussing or taking action on items not listed on the agenda. The City Council encourages members of the public to address them at this time so that your questions and/or concerns can be heard.

PUBLIC COMMENTS:

1. 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 Council, the public or staff request specific items be removed from the Consent Calendar for separate action.

1 A. Approval of the reading by title only of all ordinances.

1 B. Approval of Regular City Council Minutes dated January 14, 2009.

1 C. Approval of Warrant Registers dated January 15, 2009 in the amount of $1,275.02; January 20, 2009 in the amount of $8,564.52; January 28, 2009 in the amount of $200,691.50 and the January 28, 2009 Payroll Register in the amount of $2,589.06.

1 D. Approval of the Treasurer's Report for the month of December 2008.

1 E. Approval of a Memorandum of Understanding between the City of Wildomar and the Search Dogs of Riverside County.

2. PUBLIC HEARINGS:

2 A. A public hearing to consider:

Case No: Environmental Assessment No. 41648 (EA41648), General Plan Amendment No. 891 (GPA00891), Change of Zone 7608 (CZ07608) and Plot Plan No. 23188 (PP23188).

Applicant: Jeffery Tartaglino, Palm Desert Development

Location: South of Catt Road, east of Arnett Road and west of Fox Ridge Lane in the City of Wildomar.

Proposal(s): EA41648: In accordance with the California Environmental Quality Act (CEQA), that although the proposed project could have a significant effect on the environment; there will not be a significant effect in this case because a MITIGATED NEGATIVE DECLARATION will be adopted.

GPA00891: The project proposes to amend the project site's land use designation from Community Development: Medium Density Residential (CD-MDR, 2 – 5 dwelling units per acre) to Community Development Highest Density Residential (CD-HHDR, 20+ dwelling units per acre).

CZ07608: The change of zone proposes to change the project site's current zoning classification from Rural Residential (R-R) to General Residential (R-3).

PP23188: The Plot Plan proposes to construct 208 one and two bedroom units with one managers unit for a total of 209 units in 10 two story buildings and a community building. The project includes 243 parking spaces, two maintenance buildings, walking areas, putting green, circuit training locations, water quality/detention basin, off-site storm drainage facilities, improvements to Catt Road and community gardens.

STAFF REPORT:
OPEN PUBLIC HEARING:
COMMENTS FROM APPLICANT:
COMMENTS FROM PUBLIC:
CLOSE PUBLIC HEARING:

FINAL COMMENTS FROM APPLICANT:
COMMENTS FROM COUNCIL:

STAFF RECOMMENDED MOTION:

RESOLUTION NO. 09-04 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR THE WILDOMAR SENIOR AFFORDABLE HOUSING PROJECT ON CATT RD. (NO. 08-0165).

RESOLUTION NO. 09-05 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT NO. 08-0165 TO CHANGE THE GENERAL PLAN DESIGNATION FROM (MEDIUM DENSITY RESIDENTIAL) TO (HIGHEST DENSITY RESIDENTIAL) FOR Assessor's Parcel Numbers 380-100-008-4, 380-100-009-5, 380-100-010-5, 380-100-011-5 & 380-100-012-7.

ORDINANCE NO. 23 (Introduction and first reading) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE CITY OF WILDOMAR ZONING MAP FROM R-R (RURAL RESIDENTIAL) TO R-3 (GENERAL RESIDENTIAL) FOR ASSESSOR'S PARCEL NUMBERS 380-100-008-4, 380-100-009-5, 380-100-010-5, 380-100-011-5 & 380-100-012-7.

RESOLUTION NO. 09-06 A RESOLUTION OF THE CITY COUNCIL OF WILDOMAR APPROVING PLOT PLAN (RC NUMBER) 23188 (WILDOMAR NO. 08-0165).

2 B. A public hearing to consider:

Case No:	PL08-0162 (Zone Change CZ07440, Environmental Assessment EA41118, Plot Plan PP22249)
Applicant:	Kenny Robles
Location:	South of Palomar Street and westerly of Kilgore Road (APN380-140-004).
Proposal(s):	CZ07440 would change the project site's zoning from Rural Residential (R-R) to General Commercial (C-1/C-P). PP22249 proposes the construction of a 17,288 SF automobile repair facility on 2.28 gross acres. The development would

include the construction of a building (17,288 SF), 18 automobile service bays, 102 standard and 5 handicapped parking stalls, a 10 foot wide multi-use trail, and an open space area for Riparian/Riverine protection.

Environmental Action: In conjunction with Environmental Assessment EA41118, a mitigated negative declaration has been prepared for this project.

STAFF REPORT:
OPEN PUBLIC HEARING:
COMMENTS FROM APPLICANT:
COMMENTS FROM PUBLIC:
CLOSE PUBLIC HEARING:
FINAL COMMENTS FROM APPLICANT:
COMMENTS FROM COUNCIL:

STAFF RECOMMENDED MOTION:

RESOLUTION NO. 09-07 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVING PLOT PLAN 21585 FOR THE DEVELOPMENT OF A 17,288 SQUARE FOOT AUTOMOTIVE REPAIR FACILITY WITH 18 REPAIR BAYS AND 107 PARKING SPACES ON A 2.28 GROSS ACRE SITE LOCATED ON PALOMAR STREET, WESTERLY OF CLINTON KEITH ROAD AND KNOWN AS ASSESSOR PARCEL NUMBER 380-140-004

ORDINANCE NO. 24 (Introduction and first reading) AN ORDINANCE OF THE CITY OF WILDOMAR CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF WILDOMAR FOR ASSESSOR PARCEL NUMBER 380-140-004 FROM RURAL RESIDENTIAL TO GENERAL COMMERCIAL (PL-08-0162)

3. GENERAL BUSINESS ITEMS:

3 A. Consideration actions necessary for membership in the Western Riverside County Regional Conservation Authority.

MOTION: Authorize the Mayor to execute the Joint Exercise of Powers Agreement for the City to become a member of the Riverside Conservation Authority; authorize the Mayor to execute the implementation agreement between the Riverside Conservation Authority, U.S. Fish and Wildlife Service and the California Department of Fish and Game; and adopt Resolution No. 09-04.

RESOLUTION NO. 09-08 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ESTABLISHING PROCEDURES AND REQUIREMENTS FOR THE IMPLEMENTATION OF THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN

CITY MANAGER REPORT:

CITY ATTORNEY REPORT:

FUTURE AGENDA ITEMS:

ADJOURNMENT:

The next regular meeting is scheduled for February 11, 2009

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 City Clerk either in person or by telephone at (951) 677-7751, no later than 10:00 A.M. on the day proceeding the schedule meeting.

POSTING STATEMENT: On January 23, 2009, a true and correct copy of this agenda was posted at the three designated posting places; Wildomar City Hall, 23873 Clinton Keith Road, U. S. Post Office, 21392 Palomar Street, and Mission Trail Library, 34303 Mission Trail Blvd.

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #1 B.
CONSENT CALENDAR ITEM
Meeting Date: January 28, 2009

REGULAR ADJOURNED MEETING
FROM DECEMBER 3, 2008

CITY OF WILDOMAR
CITY COUNCIL MEETING MINUTES
JANUARY 14, 2009

The adjourned regular meeting of December 3, 2008 of the Wildomar City Council was opened by Mayor Bob Cashman who turned the gavel over to incoming Mayor, Scott Farman.

Mayor Farnam called the meeting to order at 7:00 P.M.

Roll Call showed the following Council Members in attendance: Mayor Scott Farnam, Mayor Pro Tem Bridgette Moore, Council Members Sheryl Ade, Bob Cashman and Marsha Swanson.

Staff in attendance: City Manager John Danielson, Assistant City Manager Terry Fitzwater, City Attorney Julie Hayward Biggs, Development Services Director Michael Kashiwagi, Planning Director Gary Wayne, Finance Director Misty Cheng and City Clerk Sheryll Schroeder.

FLAG SALUTE: Flag salute was led by Mayor Pro Tem Moore.

PRESENTATIONS: Mayor Farnam presented outgoing Mayor Bob Cashman with a plaque for his service as the City's first Mayor and thanked him for his service.

Fire Services Update was given by Chief Beach. He presented a written report.

Search Dogs of Riverside County presented their program and requested an agreement with the City to eliminate liabilities.

COMMUNICATIONS FROM THE PUBLIC:

De Etta Jones addressed Council and staff regarding the speed violators on Bundy Canyon Road. She left her contact information with staff who will work with her regarding her concerns.

Don Jones said his wife had presented the situation.

CONSENT CALENDAR:

Regarding Item 6, Council Member Ade asked the City Manager if the agreement with Diamond W Events had been prepared. City Manager Danielson said the City Attorney was reviewing a standard professional services contract.

Council Member Moore moved to approve the Consent Calendar, Items 1 through 7, seconded by Council Member Swanson. Roll Call vote: - Ayes: 5. Nays: 0. Motion carried.

1. Approved the reading by title only of all ordinances.
2. Approved Adjourned Regular City Council Minutes dated December 3, 2008.
3. Approved Warrant Registers dated December 4, 2008 in the amount of $1,075.13; December 10, 2008 in the amount of $14,804.00; December 23, 2008 in the amount of $9,389.30; December 24, 2008 in the amount of $813.66 and January 14, 2009 in the amount of $238,237.54.
4. Approved Treasurer's Report for cash and investments for November, 2008.
5. Reviewed and adopted Resolutions pertaining to Landscape and Lighting Maintenance District No. 89-1-Consolidated, annexation of Street Lighting Zone 88.

RESOLUTION NO. 09-01 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR INITIATING PROCEEDINGS FOR THE ANNEXATION OF STREET LIGHTING ZONE 88 TO LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONDOLIDATED OF THE CITY OF WILDOMAR PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND ORDERING PREPARATION OF THE ENGINEER'S REPORT REGARDING SAIDANNEXATION.

RESOLUTION NO. 09-02 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR DECLARING ITS INTENTION TO ORDER THE ANNEXATION OF STREET LIGHTING ZONE 88 TO LANDSCAPING AND LIGHTING MAINENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE CITY OF WILDOMAR PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR THE MAINTENANCE AND SERVICING OF STREETLIGHTS; ADOPTING THE PRELIMINARY ENGINEER'S REPORT; GIVING NOTICE OF AND SETTING THE TIME AND PLACE OF THE PUBLIC HEARING ON THE ANNEXATION OF STREET LIGHTING ZONE 88, ORDERING AN ASSESSMENT PROCEEDING; ORDERING A MAILED BALLOT ELECTION; AND DIRECTING NOTICE OF THE PUBLIC HEARING AND THE ASSESSMENT BALLOT TO BE MAILED PURSUANT TO ARTICLE XIIID OF THE CALIFORNIA CONSTITUTION AND SECTION 4000 OF THE ELECTIONS CODE.

(Public hearing scheduled for March 11, 2009, 7:00 P.M.)

6. Authorized the City Manager to execute an agreement with Paula Willette of Diamond W Events to provide organizational assistance with special events, City sponsored activities, media communications, sponsorship development, data base development and other associated activities.

7. Received and filed the Planning Director's report of Planning Commission actions taken December 17, 2008.

GENERAL BUSINESS ITEMS:

8. Consider nomination and appointment to the County Free Library Advisory Committee (CFLAC).

Council Member Moore nominated Veronica Langworthy, seconded by Council Member Swanson.

Council Member Ade nominated Martha Bridges, which did not receive a second.

Roll Call vote on nomination of Veronica Langworthy: - Ayes: 4. Nays: 1, Council Member Ade. Motion carried.

9. Planning Application #08-0167, Habeb Dabbaghian, Applicant; Change of Zone CZ 7313 to change the zone from Rural Residential (R-R) to Scenic Highway Commercial (D-P-S); and approve PP 21585 to construct a 43,168 square foot two-story office building, landscaping and parking spaces. (APN: 366-210-049)

Planning Director Wayne presented the staff report.

Council Member Cashman asked if the surrounding residents were notified of the project. Planning Director Wayne responded that it was not a public hearing so individual notices were not sent.

Council Member Ade reported that she had followed the project at the County and the current plan was much improved over what was approved at the County. The building, originally at the back of the property, had been moved to the center of the property and lighting, noise, other concerns were mitigated. She said there was adequate notification when it was heard at the County.

Council Member Swanson moved to adopt Resolution No. 09-03, seconded by Council Member Moore. Roll Call vote: - Ayes: 5. Nays: 0. Motion carried.

RESOLUTION NO. 09-03 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVING PLOT PLAN 21585 FOR THE DEVELOPMENT OF A 43,168 SQUARE FOOT OFFICE BUILDING WITH 171 PARKING SPACES ON A 2.84 GROSS ACRE SITE LOCATED ON ORANGE STREET, NORTHERLY OF BUNDY CANYON ROAD AND WESTERLY OF INTERESTATE 15 AND KNOWN AS ASSESSORS PARCEL NUMBER 366-210-049

Council Member Swanson moved to adopt Ordinance No. 22, seconded by Council Member Moore. Roll Call vote: - Ayes: 5. Nays: 0. Motion carried.

ORDINANCE NO. 22 (2nd reading and adoption) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF WILDOMAR FOR ASSESSOR'S PARCEL NUMBER 366-210-049 FROM RURAL RESIDENTIAL TO SCENIC HIGHWAY COMMERCIAL (PL-08-0167)

10. Consider adoption of an agreement to terminate the existing Verizon Franchise, and

allow Verizon to be subject to the State franchise.

City Attorney Biggs presented the staff report.

Council Member Cashman, noting that there was signature placement for the City of Menifee, asked if they had approved the termination.

City Attorney Biggs noted that it did not require joint participation.

Council Member Cashman asked if the County was collecting the franchise fees and City Attorney Biggs responded that the agreement called for the County to collect the fees and Doug McAllister, representing Verizon, answered that the County was collecting the fees. He reviewed the item for Council. He reported that Menifee had taken action on the agreement. He also explained the PEG (public, education and government) channels.

Council Member Ade asked if the City would ever receive the fees collected by the County. City Attorney Biggs said staff would have to look into it. Council Member Ade asked if the City would negotiate with Verizon on rates and Mr. McAllister answered that due to state law, there was no franchise negotiation. She asked what the City's recourse was if they were dissatisfied with Verizon service. Mr. McAlister answered that permits could be held, either new rights of way construction or maintenance permits.

Council Member Swanson felt that local control was worth having.

Council Member Ade asked if Council was interested in approaching the County to negotiate the fees.

City Manager Danielson said the transition team would bring that up with the County.

Development Director Kashiwagi answered that the subject had been approached with the County, but not specifics. He said staff would look into it.

Council Member Moore moved to adopt the agreement to terminate the existing Verizon Franchise, and allow Verizon to be subject to the State franchise, seconded by Council Member Cashman. Roll Call vote: - Ayes: 5. Nays: 0. Motion carried.

CITY MANAGER REPORT:

Mr. Danielson said he would defer to the Council ad hoc committee working on the web site.

He added that negotiations with Riverside County Fire were commencing and going well. He felt it would be coming to Council very soon. He indicated that he would like an ad hoc committee from Council to review the concept of insurance against wild land fires.

Chief Beach indicated that the contract with the County was for fire protection from the municipal stand point. He said the undeveloped land that was annexed at incorporation was designated by the State Board of Forestry as state responsibility, high wild land fire threat area, primarily the Bundy Canyon corridor. When the City incorporated, they assumed responsibility for fire control that the state would have assumed if not incorporated. In the event of a wild land fire, the City's contract with Riverside County was one of a municipal fire service. CalFire, he noted, would be able to bring to bear all resources but as a county fire department, they did not have the means to pay for it. By entering into a wild land contract with CalFire, the City was subscribing to an insurance policy that says if a wild land fire came to Wildomar, they would be authorized to spend the state money that was available. If they did not have a wild land contract, the City assumes the logistical support.

Mayor Farnam asked if code enforcement was taking care of weed abatement in the wild land areas. Chief Beach responded that code enforcement dealt with mitigated health, County Fire Department did weed abatement. Now that the City was incorporated, they needed to address how they would enforce weed abatement.

Council Member Ade asked if a workshop which would include all Council Members would be more appropriate. City Manager Danielson said the basic contract may come to Council next meeting but the other issue of the insurance policy could be done at a workshop.

CITY ATTORNEY REPORT:

City Attorney Biggs had no report. Council Member Cashman asked the status of the college litigation and she responded that she would research and let him know. City Manager Danielson noted that he thought the City would have a result by summer.

COUNCIL COMMENTS:

Council Member Swanson reported on her PARSAC meeting and announced that Council Member Bridgett Moore had been nominated as "Citizen of the Year" by the Wildomar Chamber of Commerce.

Council Member Moore added that Council Member Marsha Swanson's business was nominated as "Large Business of the Year" by the Chamber. She reported that she and Mayor Farnam attended the Urban Land Institute. Regarding the City's web site, she noted that she and Council Member Cashman, ad hoc committee members, had been working on the web site

transition and that it should be up and available in 3 to 4 weeks.

Council Member Ade reported she had attended a WRCOG meeting and that she had been appointed to the Energy and Environment Committee. She added that there would be Riverside Transit Agency meeting in January.

Mayor Farnam explained the purpose of WRCOG and that he served on that committee, and was a member of the "Red Team" addressing economic issues.

FUTURE AGENDA ITEMS:

Council Member Swanson requested that the Riverside Search Dogs agreement be placed on the next agenda.

Council Member Cashman noted that he wished to see the results of the Visioning Process returned to Council via a report at the next meeting if it was available.

Council Member Ade asked staff to review the Council follow up report and make note of unfinished items and provide a completion time line.

Mayor Farnam, referring to a recent letter from LAFCO regarding Annexation 111 to County Service Area 103, requested staff prepare a report and recommendation and place on the next agenda. He also requested staff prepare a resolution to join TIP (Trauma Intervention Program).

ADJOURNMENT:

Mayor Farnam thanked Council Member Cashman and staff for their service.

No further business to come before the Council, Mayor Farnam adjourned the meeting in memory of Ryan Armstrong, Pastor Armstrong's son. Meeting adjourned at 8:20 P.M.

Respectfully submitted:

Sheryll Schroeder, MMC
City Clerk

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #1 C.
CONSENT CALENDAR ITEM
Meeting Date: January 28, 2009

TO: Mayor and Members of the City Council

FROM: Misty V. Cheng, Director of Finance

SUBJECT: Warrant Register dated January 15, 2009, January 20, 2009 and January 28, 2009. Payroll Warrant Register dated January 28, 2009.

STAFF REPORT

RECOMMENDATION:

1. Approve Warrant Register dated January 15, 2009 in the amount of $1,275.02.
2. Approve Warrant Register dated January 20, 2009 in the amount of $8,564.52.
3. Approve Warrant Register dated January 28, 2009 in the amount of $200,691.50.
4. Approve Payroll Warrant Register dated January 28, 2009 in the amount of $2,589.06.

BACKGROUND:

The City of Wildomar City Code Chapter 3.03 requires that the City Council audit payments of demands and direct the City Manager to issue checks. The Warrant Register dated January 15, 2009, January 20, 2009, January 28, 2009, and the Payroll Warrant Register dated January 28, 2009 are submitted for approval.

DISCUSSION:

None.

FISCAL IMPACTS:

As indicated above, the Warrant Register for January 15, 2009 has a budgetary impact of $1,275.02, the Warrant Register for January 20, 2009 has a budgetary impact of $8,564.52, the Warrant Register for January 28, 2009 has a budgetary impact of $200,691.50, the Payroll Warrant Register for January 28, 2009 has a budgetary impact of $2,589.06, which are all included in the FY08-09 Budget.

ALTERNATIVES:

1. Take no action
2. Provide staff with further direction.

Submitted by:

Misty V. Cheng
Director of Finance

Approved by:

John Danielson
City Manager

Reviewed by:

Julie Hayward Biggs
City Attorney

Attachments: Warrant Register dated January 15, 2009.
Warrant Register dated January 20, 2009.
Warrant Register dated January 28, 2009.
Payroll Register dated January 28, 2009.

City of Wildomar
Check Detail
January 15, 2009

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	1501	1/15/2009	FastSigns	10 1000 1 Cash - Wells Fargo	
Bill		1/17/2009		10 480 31 Furniture & Fixtures	-680.02
TOTAL					-680.02
Bill Pmt -Check	1502	1/15/2009	Zeigler Publishing	10 1000 1 Cash - Wells Fargo	
Bill		1/17/2009		10 480 29 Misc. Serv./Supplies	-595.00
TOTAL					-595.00

$1275.02

City of Wildomar
Check Detail
January 20, 2009

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	1503	1/20/2009	Cortum Communications	10 1000 1 Cash - Wells Fargo	
Bill		1/20/2009		10 480 31 Furniture & Fixtures	-8,564.52
TOTAL					-8,564.52

City of Wildomar
Check Detail
January 28, 2009

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	1504	1/28/2009	AFLAC	10 1000 1 Cash - Wells Fargo	
Bill		1/28/2009		10 411 13 Benefits	-441.41
TOTAL					-441.41
Bill Pmt -Check	1505	1/28/2009	Artisan Goldsmiths & Awards	10 1000 1 Cash - Wells Fargo	
Bill		1/28/2009		10 411 21 Supplies/Services	-65.67
TOTAL					-65.67
Bill Pmt -Check	1506	1/28/2009	Bronwood Express	10 1000 1 Cash - Wells Fargo	
Bill		1/28/2009		10 480 29 Misc. Serv./Supplies	-1,040.00
TOTAL					-1,040.00
Bill Pmt -Check	1507	1/28/2009	Burke, Williams & Sorensen, LLP	10 1000 1 Cash - Wells Fargo	
Bill		1/28/2009		10 414 24 Legal Services	-16,403.33
TOTAL					-16,403.33
Bill Pmt -Check	1508	1/28/2009	California Public Employee Retirement Sys	10 1000 1 Cash - Wells Fargo	
Bill		1/28/2009		10 411 13 Benefits	-130.00
TOTAL					-130.00
Bill Pmt -Check	1509	1/28/2009	FedEx	10 1000 1 Cash - Wells Fargo	
Bill		1/28/2009		10 450 21 Supplies/Services	-46.67
				10 430 21 Supplies/Services	-206.89
TOTAL					-253.56
Bill Pmt -Check	1510	1/28/2009	Innovative Document Solutions	10 1000 1 Cash - Wells Fargo	
Bill		1/28/2009		10 480 27 City Hall Lease & Ops	-130.88
TOTAL					-130.88

City of Wildomar
Check Detail
January 28, 2009

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	1511	1/28/2009	Interwest Consulting Group	10 1000 1 Cash - Wells Fargo	
Bill		1/28/2009		10 412 23 Contractual Services	-11,380.00
				10 411 20 Travel/Meetings	-329.00
				10 413 21 Supplies/Services	-7,205.00
				10 420 23 Contractual Services	-6,441.06
				20 450 25 GTSIF Contractrual S.	-23,000.00
				10 480 27 City Hall Lease & Ops	-9,365.00
				10 480 27 City Hall Lease & Ops	-289.91
				10 430 25 Contractual Services	-111,026.15
TOTAL					-169,036.12
Bill Pmt -Check	1512	1/28/2009	Macias Gini & O'Connell LLP	10 1000 1 Cash - Wells Fargo	
Bill		1/28/2009		10 420 23 Contractual Services	-10,698.75
TOTAL					-10,698.75
Bill Pmt -Check	1513	1/28/2009	OnTrac	10 1000 1 Cash - Wells Fargo	
Bill		1/28/2009		10 430 21 Supplies/Services	-6.86
TOTAL					-6.86
Bill Pmt -Check	1514	1/28/2009	Southern California Edison	10 1000 1 Cash - Wells Fargo	
Bill		1/28/2009		10 480 21 Utilities	-489.44
TOTAL					-489.44
Bill Pmt -Check	1515	1/28/2009	The Press-Enterprise	10 1000 1 Cash - Wells Fargo	
Bill		1/28/2009		10 413 21 Supplies/Services	-233.60
TOTAL					-233.60
Bill Pmt -Check	1516	1/28/2009	Unum	10 1000 1 Cash - Wells Fargo	
Bill		1/28/2009		10 411 13 Benefits	-624.00
TOTAL					-624.00

City of Wildomar
Check Detail
January 28, 2009

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	1517	1/28/2009	Verizon	10 1000 1 Cash - Wells Fargo	
Bill		1/28/2009		10 480 21 Utilities	-387.88
TOTAL					-387.88
Bill Pmt -Check	1518	1/28/2009	Wildomar Chamber of Commerce	10 1000 1 Cash - Wells Fargo	
Bill		1/28/2009		10 412 20 Travel/Meetings	-750.00
TOTAL					-750.00

$ 200,691.50

City of Wildomar
Payroll Warrant Register
January 28, 2009

Check Date	Check No.	Payee	Description	Amount
12/3/2008	5016	Sheryl Ade	December 2008 Stipend	274.65
12/3/2008	5017	Robert Cashman	December 2008 Stipend	274.65
12/3/2008	5018	Scott Farnam	December 2008 Stipend	211.93
12/3/2008	5019	Bridgette Moore	December 2008 Stipend	258.65
12/3/2008	5020	Marsha Swanson	December 2008 Stipend	274.65
1/14/2009	5021	Sheryl Ade	January 2009 Stipend	274.65
1/14/2009	5022	Robert Cashman	January 2009 Stipend	274.65
1/14/2009	5023	Scott Farnam	January 2009 Stipend	211.93
1/14/2009	5024	Bridgette Moore	January 2009 Stipend	258.65
1/14/2009	5025	Marsha Swanson	January 2009 Stipend	274.65
			TOTAL	2,589.06

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item # 1 D.
CONSENT CALENDAR ITEM
Meeting Date: January 28, 2009

TO: Mayor and Members of the City Council

FROM: Misty V. Cheng, Director of Finance

SUBJECT: Treasurer's Report, December 2008

STAFF REPORT

RECOMMENDATION:

Staff recommends City Council to approve the Treasurer's Report.

BACKGROUND/DISCUSSION:

Attached is the Treasurer's Report for Cash and Investments for the month of December 2008.

FISCAL IMPACTS:

None.

ALTERNATIVES:

1. Take no action
2. Provide staff with further direction.

Meeting Date: January 28, 2009

Submitted by:

Misty V. Cheng
Finance Director

Approved by:

John Danielson
City Manager

Reviewed by:

Julie Hayward Biggs
City Attorney

Attachments: Treasurer's Report, December 2008

CITY OF WILDOMAR
TREASURER'S REPORT FOR
CASH AND INVESTMENT PORTFOLIO
DECEMBER 31, 2008

CITY CASH

FUND	ACCOUNT	INSTITUTION	BALANCE	RATE
GENERAL	GENERAL	WELLS FARGO	$ 747,663.98	0.00%
		TOTAL	$ 747,663.98	

FUND	ACCOUNT	INSTITUTION	BEGINNING BALANCE	+ DEPOSITS	(-) WITHDRAWALS	ENDING BALANCE	RATE
GENERAL	GENERAL	WELLS FARGO	$ 2,203,169.85	$ 335,731.77	$ (1,791,237.64)	$ 747,663.98	0.00%
		TOTAL	$ 2,203,169.85	$ 335,731.77	$ (1,791,237.64)	$ 747,663.98	

CITY INVESTMENT

FUND	ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	DAYS TO MAT.	STATED RATE
GENERAL	LOCAL AGENCY INVESTMENT FUND	$ 1,500,000.00	$ 1,500,000.00	$ 1,500,000.00	100.00%	0	2.353%
	TOTAL	$ 1,500,000.00	$ 1,500,000.00	$ 1,500,000.00	100.00%		

CITY - TOTAL CASH AND INVESTMENT $ 2,247,663.98

CITY INVESTMENT

FUND	ISSUER	BEGINNING BALANCE	+ DEPOSITS/ PURCHASES	(-) WITHDRAWALS/ SALES/ MATURITIES	ENDING BALANCE	STATED RATE
GENERAL	LOCAL AGENCY INVESTMENT FUNDS	$ 0.00	$ 1,500,000.00	$ 0.00	$ 1,500,000.00	2.353%
	TOTAL	$ 0.00	$ 1,500,000.00	$ 0.00	$ 1,500,000.00	

In compliance with the California Code Section 53646, as the Director of Finance/ City Treasurer of the City of Wildomar, I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months and that all investments are in compliance to the City's Statement of Investment Policy.
I also certify that this report reflects all Government Agency pooled investments and all City's bank balances.

1-28-09

Misty V. Cheng
Director of Finance/City Treasurer

Date

CITY OF WILDOMAR
Agenda Item # 1 E.
Consent Calendar
Meeting Date: January 28, 2009

TO: **Mayor and Council**

FROM: **Terry L. Fitzwater, Assistant City Manager**

SUBJECT: **Search Dogs of Riverside County**

STAFF REPORT

AGENDA TITLE: **Approve a Memorandum of Understanding concerning the Search Dogs of Riverside County.**

RECOMMENDATION:

Staff recommends the City Council of the City of Wildomar approve an agreement between the City of Wildomar and the group Search Dogs of Riverside County.

BACKGROUND INFORMATION:

The Search Dogs of Riverside County, SDRC, is an organization whose mission is to provide search and rescue dogs and handlers as a local resource to the Riverside County Sheriff's Department as a means to assist local law enforcement in the event of an emergency and to advocate the safety of the public. The organization was formed in 1990 and is staffed by professionals dedicated to assisting in the search of missing persons.

DISCUSSION:

Search Dogs of Riverside County are available on a year round basis 24-7. SDRC responds to local law enforcement as well as other public agency requests in the mountains, deserts, or unban areas. SDRC can be called upon to service the community for a variety of reasons, such as: a missing child, an overdue hiker, an Alzheimer's patient who has wandered away, a drowning victim, an earthquake, to rescue persons suspected of being trapped, and to educate children on the safety of camping and hiking along with emergency wilderness survival techniques.

FISCAL IMPACT:

There is no fiscal impact to the City. The organization provides its services at no charge.

ATTACHMENTS:

1. Memorandum of Understanding
2. Commercial Lines Insurance Policy and Declarations
3. Commercial General Lines Insurance Policy

MEMORANDUM OF UNDERSTANDING

THIS AGREEMENT entered into as of this 28th day of January, 2009, by and between the City of Wildomar, State of California, hereafter referred to as "CITY" and Search Dogs of Riverside County, hereafter referred to as "SDRC."

WHEREAS, SDRC will maintain its independence as an organization, and shall also (hereafter) become a volunteer canine search and rescue team to assist and augment the resources of the CITY.

NOW, THEREFORE, CITY and SDRC agree to the following:

I. PERSONNEL

1. SDRC will recruit and select its personnel in accordance with SDRC by-laws and official team policy.

2. At its request, the CITY will be provided with a personnel roster of all SDRC members who respond to searches.

II. CALL-OUT PROCEDURE

1. The Chief of Police, or his designee, will notify SDRC when an emergency search and rescue situation occurs within the jurisdictional boundaries of the City of Wildomar.

2. SDRC is a volunteer organization and all personnel serve without compensation.

III. ORGANIZATIONAL STRUCTURE

1. The Chief of Police, or his designee, will directly supervise all SDRC search and rescue operations undertaken for the City of Wildomar.

2. The SDRC President, or his designee, shall have controlling powers over matters pertaining to SDRC including certification of dogs and handlers.

3. In the event of a mutual aid request, SDRC members may participate in all search and rescue matters and other search and rescue assignments as requested and approved by CITY.

II. RULES OF CONDUCT

4. During SAR missions and training, SDRC personnel shall be subject to the same rules (codes) of conduct as all CITY sworn and civilian employees when operating

under the direction of CITY.

5. CITY may, at any time, exercise the right to recommend that SDRC disciplinary action against a member be taken in accordance with SDRC bylaws.

6. CITY will not intervene in SDRC's administration and operational matters, except in those situations described in the aforementioned sections.

IV. DSW COVERAGE

1. SDRC members will be processed via the City of Wildomar for Disaster Service Worker Volunteer Program insurance coverage for missions and trainings. The CITY will also be provided with a personnel roster of all SDRC members for this purpose.

V. PERIOD OF AGREEMENT

1. The period of this agreement shall be from the date first shown above until terminated by mutual consent or upon 30 day written notice from either party to the other.

VI. INDEMNIFICATION

1. Indemnification. SDRC hereby agrees to defend, indemnify and hold City of Wildomar, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any alleged acts, omissions, negligence or willful misconduct of SDRC, its officials, officers, employees, agents, subconsultants and subcontractors arising out of or in connection with the performance of the services under the terms of this Agreement, including without limitation the payment of all consequential damages and attorneys fees and other related costs and expenses, except where caused by the active negligence, sole negligence or willful misconduct of the City of Wildomar, its officials, officers, employees, volunteers and agents.

2. Insurance. SDRC shall maintain appropriate commercial liability insurance in the minimum aggregate amount of $2,000,000 and a minimum occurrence amount of $1,000,000 at all times during the term of this MOU and shall assure that City is named as an additional insured on such policy.

The undersigned authorities agree to the aforementioned terms and conditions of this Memorandum of Agreement.:

_____ Date _____

City Manager, City of Wildomar

_____ Date _____

President, Search Dogs of Riverside County

CITY OF WILDOMAR – COUNCIL
Agenda Item # 2 A.
PUBLIC HEARING ITEM
Meeting Date: January 28, 2009

TO: Mayor Farnam, Members of the City Council

FROM: Gary Wayne, Development Services

SUBJECT: Wildomar Senior Housing Project, General Plan Amendment No. GPA 891, Change of Zone No. CZ07608, Plot Plan No. PP23188 and Environmental Assessment No. 41648 (County project numbers and City project number PI 08-0165).

STAFF REPORT

RECOMMENDATION:

Approve the project subject to the attached resolutions approving the Mitigated Negative Declaration, General Plan Amendment, the ordinance approving the Change of Zone and resolution approving the Plot Plan.

BACKGROUND:

Palm Desert Development proposes a General Plan Amendment to change the land use designation of 10.46 gross acres of property located southerly of Catt Rd., easterly of Arnett Rd. and westerly of Fox Ridge Ln. from Medium Density Residential (MDR – 2 to 5 units per acre) to Highest Density Residential (HHDR – 20+ dwelling units per acre). The project also proposes a change of zone from the current Rural Residential (R-R) to General Residential (R-3), which implements the HHDR designation. The project proposes a plot plan to construct 209 units senior affordable housing with related living amenities designed for senior living. Senior housing development is defined by the Housing for Older Persons Act (HOPA) which specifies special needs living arrangements, standards for amenities and allows for housing restricted to residents 55 years and older (an exemption from the Fair Housing Law under the Civil Rights Act of 1968).

The proposed development is an affordable housing project meaning there will be income restrictions on the occupants such that the occupants income will be limited to Very Low, Low and Moderate (30%, 60% and 80% respectively for the area median incomes based on household size) as defined by the State. Note that affordable housing projects requiring a general plan

amendment, such amendments are not subject to the limitation of four per year (Gov. Code Sec. 65358).

The plot plan proposes 209 one and two bedroom units plus one on-site managers unit in ten (10) two-story buildings. The project will provide 243 parking spaces, a community recreation building with a pool, computer facility, gym and library. Other amenities will include walking areas, putting green, circuit training course and community gardens. The project will also construct storm drain facilities, water quality/detention basin and improvements to Catt Rd.

The project is proposed to be constructed in three phases with the first phase consisting of four residential buildings with associated parking and the community building. The second phase will add another four residential buildings with associated parking and amenities and will include the construction of Fox Ridge Ln. as a private road. The last phase will add the two remaining residential buildings and complete the infrastructure improvements.

The project applications were processed by the County almost to completion. It was given "fast track" status and tentatively approved by the Board of Supervisors following a public hearing on June 10, 2008. The project however, includes two legislative actions which could not become effective before Wildomar incorporation (July 1, 2008). Additionally, the plot plan was approved by the County subject to the approval of the GPA and change of zone. Therefore, the project has not received formal approval and that is the reason the total project is before the Wildomar City Council. Although the project may have received all of the required public hearings, the applicant has requested that the project be considered by the Wildomar City Council at a duly noticed public hearing.

Wildomar staff has reviewed the project as well as the review and documents prepared by the Riverside County staff and can recommend that the County's documentation is adequate and acceptable for Council's review and consideration. However, staff recommends that the Council if it approves the GPA it should add the following finding which is supported by the evidence contained in the County staff report (suggested finding is in Council's adopting resolution):

- The Wildomar City Council finds that the proposed land use designation which allows a density of 20+ units per acre is appropriate for the site because it allows for the proposed project which helps the City meet its housing goals (adopted Housing Element) of providing both affordable housing to targeted income groups and housing for special needs groups (elderly persons) within the location guidelines of nearness to transportation, services and commercial uses.

The County's approving documents (staff reports), environmental review and conditions of approval are contained in Attachment No. 5 and instead of

duplicating the County's effort it can be used by the Council in its determination of whether to the project.

ALTERNATIVES:

1. Deny the Applications
2. Provide Staff with Further Direction

.

ATTACHMENTS:

1. Resolution adopting Negative Declaration (EA 41648)
2. Resolution approving General Plan Amendment (GPA 891)
3. Ordinance approving change of zone (CZ 07608)
4. Resolution approving plot plan (PP 23188)
5. Riverside County Staff Report dated May 29, 2008 to Board of Supervisors for public hearing dated June 10, 2008 (with attachments).

Submitted by:

Gary E. Wayne
Development Services

Approved by:

John Danielson
Interim City Manager

Print | Close Window

Subject: [FWD: PP 23188 Conditions of Approval (Wildomar City Council January 28, 2009)]
From: gwayne@cityofwildomar.org
Date: Wed, Jan 28, 2009 6:14 pm
To: sschroeder@cityofwildomar.org

Gary E. Wayne
Planning Director
City of Wildomar
23873 Clinton Keith Rd. #201
Wildomar, CA 92595
(951) 677-7751 (office)
(951) 698-1463 (fax)
(760) 803-1209 (mobile)

-------- Original Message --------
Subject: PP 23188 Conditions of Approval (Wildomar City Council January 28, 2009)
From: Triphord@aol.com
Date: Tue, January 27, 2009 10:31 am
To: GWayne@CityofWildomar.org
Cc: JBiggs@bwslaw.com, jkim@pclc-hjk.net

Mr. Gary Wayne:

Per your discussion with Mr. Jei Kim please find the Agreement executed by Palm Desert Development Corp. which should be added to the public record and/or Conditions of Approval for Plot Plan 23188 which is on the City Council Agenda on January 28, 2009.

Please let me know if you have any questions or comments.

Trip Hord
Trip Hord Associates

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

Copyright © 2003-2009. All rights reserved.

Item 2A

Buchanan Ingersoll & Rooney LLP
Attorneys & Government Relations Professionals

Overland Corporate Center
41607 Margarita Road, Suite 105
Temecula CA 92591
T 951 719 3640
F 951 719 3650
www.buchananingersoll.com

Samuel C. Alhadeff
951 719 3640
samuel.alhadeff@bipc.com

May 13, 2008

VIA ELECTRONIC MAIL

Mr. Jeff Tartaglino
Director of Land Development
Palm Desert Development Company
P.O. Box 3958
Palm Desert, CA 92261

Mr. Jeff Childers
Urban Regional Planner IV
Planning Department
Riverside County
4080 Lemon Street, 9th Floor
Riverside, CA 92501-1409

Re: Agenda Item 5.1 GPA #891/Change of Zone 7608/ Plot Plan 23188 (collectively the "Project")

Gentlemen:

First, I want to thank you for meeting with me this morning to discuss the Project. This letter confirms the following conditions and requirements on the Project:

1. Fox Ridge Lane will be constructed and maintained by the applicant (Palm Desert Development Company.) The applicant must obtain the easement for access to construct this improvement. The improvement shall be maintained by the applicant. Among the Conditions that reflect the requirements imposed upon the applicant for this improvement are, 60 Planning 26 and 90 TRANS 6. It is estimated that this improvement would be put in with the second phase of the Project, in approximately two years from final approvals.

2. The next issue addressed and resolved, was the construction of the drainage facilities required offsite for the Project. Jeff Tartaglino provided us with a copy of the agreement that was entered into by and between the applicant and the adjacent neighbor, which is attached as Exhibit 1. Unfortunately, while the agreement is correct, the exhibit is not correct and must be corrected with a

description of the drainage facilities on the Markou property. The corrected description is attached as Exhibit 2. The drainage facility referenced in the agreement and referenced in Condition No. 60 BS Grade 006, requires that before a grading permit, it shall be the sole responsibility of the applicant to obtain any and all proposed required easements. Based on our conversation this morning, it is our understanding and as required under the Conditions, the drainage facilities will need to be constructed concurrently with the mass grading of the Project.

I believe this satisfactually resolves all the questions that we addressed. I have sent a copy to Mr. Hull and asked that include this letter in the public record for this Project. We have also sent a copy to the Clerk of the Planning Commission and ask that they also include this letter in the public records.

We will be happy to work with the applicant to provide the necessary documentation and easement for Fox Ridge Lane. We look forward to working with the applicant in making both Projects, successful Projects.

The foregoing is agreed and accepted in:

Palm Desert Development

By: Jeffrey Tartaglino

Very truly yours,

Sam Alhadeff

Samuel C. Alhadeff

SCA/mrg
ESW
cc: Raymond Kim
H. Jei Kim
Derrek Hull

Palm Desert Development Company

April 21, 2008

Mr. George Markou
24980 Hayes Avenue
Murrieta, CA 92562

RE: Drainage and Grading Agreement for Plot Plan 23188

Dear George:

I wanted to thank you for meeting with me and Mo Faghihi on April 9th to discuss Plot Plan 23188 located south of Catt Road and adjacent to your property (APN 380-110-003). As we discussed, Palm Desert Development is processing this plot plan for a senior housing project. We have attached a copy of the plot plan for your use.

As shown on the plot plan, a Flood Control storm drain facility is proposed along the southeast corner of our plot plan extending easterly and parallel to the north line of your property. This storm drain is proposed to convey storm runoff from the outlet of an existing culvert at Hidden Springs Road. To construct the storm drain, an easement of approximately 24-feet wide is necessary along the north line of APN 380-110-003 as shown on the attached plot plan. Per our agreement, we are requesting your confirmation of the following items:

1. You agree to sign the final storm drain easement documents to Riverside County Flood Control District per the final approved plans and documents for the proposed storm drain facilities on your property. It is anticipated that the

P.O. Box 3958 Palm Desert, CA 92261
tel 760.568.1048 fax 760.568.9761

width of the proposed easement is approximately 24-feet. Per Riverside County Flood Control District requirements, an access road will be constructed over the easement area for Flood Control maintenance.

2. You will provide a grading permission letter for the construction of the storm drain facilities on your property and the frontage of your property at Fox Ridge Lane.

3. Palm Desert Development Company or its successors agree to fund the storm drain facility and construct an access road for Flood Control maintenance purpose as describe above.

Please confirm your agreement with the terms of this letter by signing and dating below. If you have any questions, please do not hesitate to call me.

Sincerely,

Palm Desert Development Company

Jeffrey Tartaglino
Director of Land Development

Above terms agreed to and accepted:

By: _____ Date: 4/25/03

P:\Jeffrey Tartaglino\Profile Backup\My Documents\Markou Ltr.DOC

EXHIBIT 1

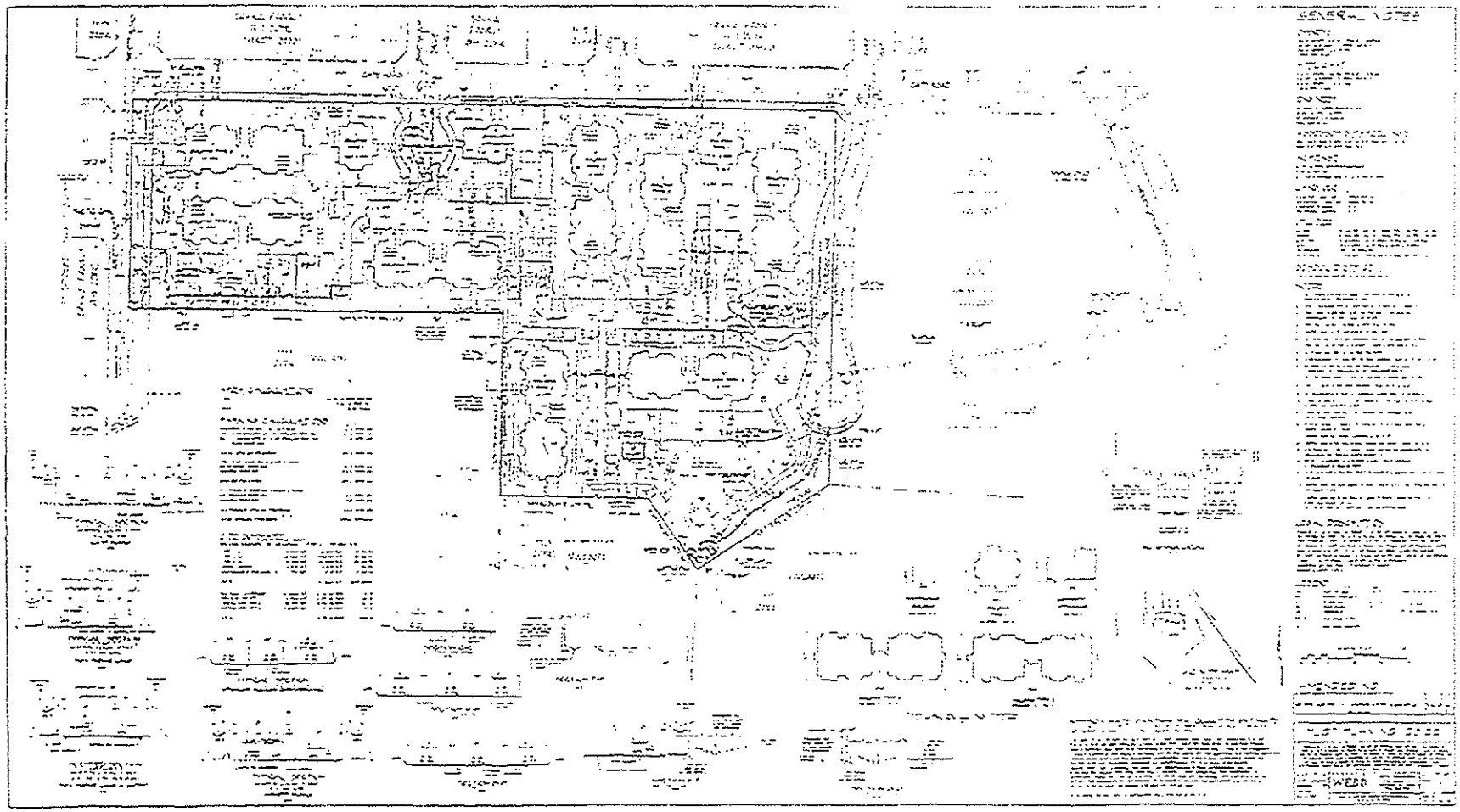
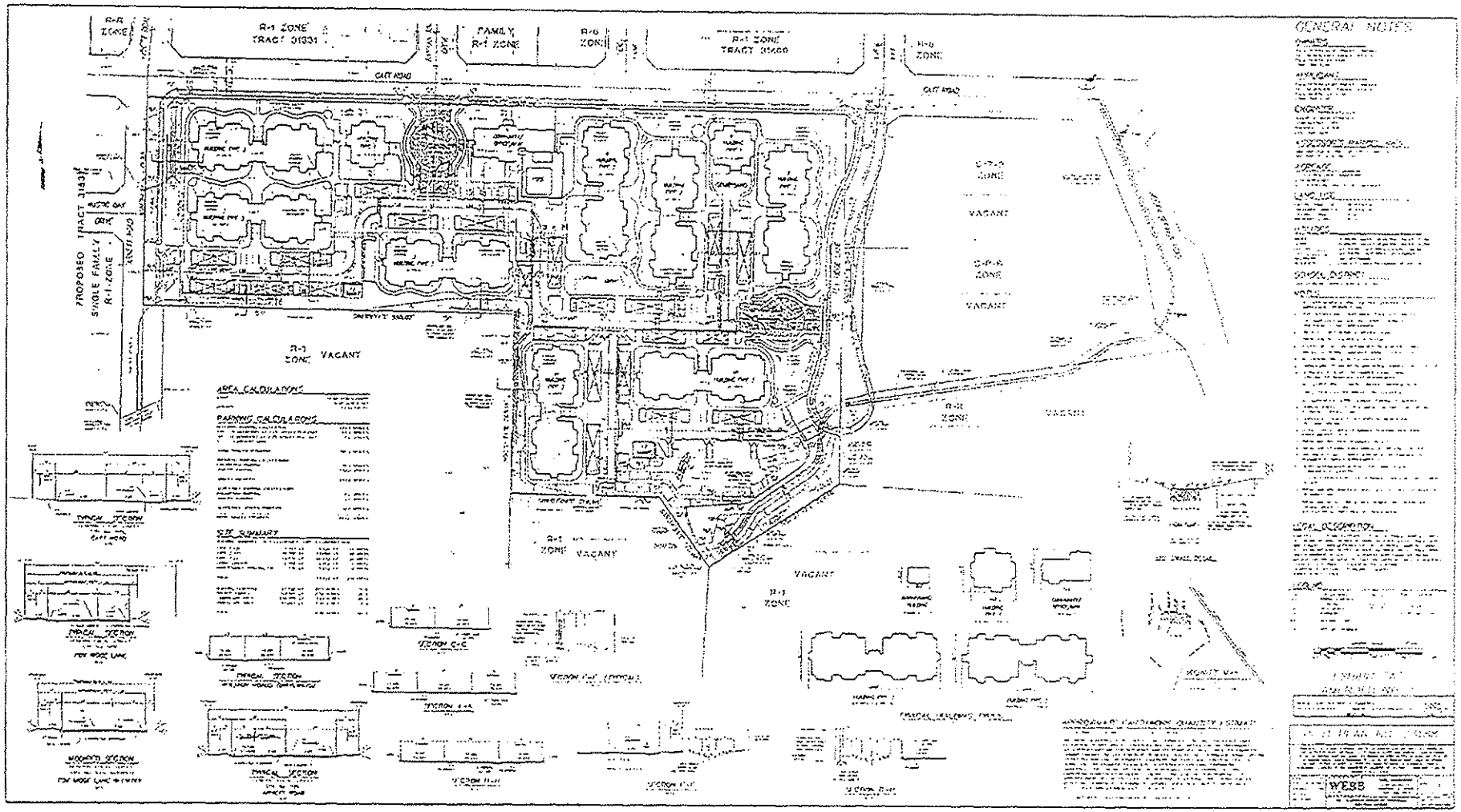


EXHIBIT 2


R-1 ZONE
TRACT 31931
FAMILY
R-1 ZONE
R-1 ZONE
TRACT 31930
R-1 ZONE
PROPOSED TRACT 31931
SINGLE FAMILY
R-1 ZONE
R-1
ZONE VACANT
VACANT
R-1
ZONE
VACANT
R-1
ZONE
VACANT
R-1
ZONE
VACANT
AREA CALCULATIONS
PARKING CALCULATIONS
SITE SUMMARY
GENERAL NOTES
WESS

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

506B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 29, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 891 / CHANGE OF ZONE NO. 7608 / PLOT PLAN NO. 23188 – MITIGATED NEGATIVE DECLARATION – Applicant: Palm Desert Development – Engineer / Representative: Albert A. Webb Associates - First Supervisorial District – Rancho California Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) – Location: Southerly of Catt Road, easterly of Arnett Road, and westerly of Fox Ridge Lane – 10.35 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The General Plan Amendment proposes to amend the project site's existing land use designation from Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) to Community Development: Highest Density Residential (CD-HHDR) (20+ Dwelling Units Per Acre). The Change of Zone proposes to change the project site's current zoning classification from Rural Residential (R-R) to General Residential (R-3). The Plot Plan proposes to construct a 209 unit senior affordable housing development on 10.35 gross acres. A senior housing development shall be defined by the Housing for Older Persons Act of 1995 (HOPA), a further amendment to the Civil Rights Act of 1968. In accordance with HOPA, housing is restricted to residents 55 years and older. HOPA permits the construction of senior housing developments without violating Fair Housing Law under the Civil Rights Act of 1968. In addition, the senior housing development has income limitations for its occupants who must meet income requirements of Very Low (30% below the median income) Low (60% below the median income) and moderate (80% below the median income), as indicated by the State of California CDBG's and HOME's Table of 2008 Income Limits. The Plot Plan proposes to construct 208 one and two bedroom units with one (1) managers unit (209 units) in ten (10) – two (2) story buildings and one community building. The project will construct 243 parking spaces, two maintenance buildings, walking areas, putting green, circuit training locations, water quality/detention basin, off-site storm drain facilities, improvements to Catt Road and community gardens. The community building will consist of a swimming pool, computer facility, gymnasium, library, and on-site care taker unit. The entire project will be constructed in three phases with the first phase comprised of four tenant

Damian Meins for
Assistant Planning Director

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE
DATE 6/3/08
Tina Grande
Departmental Concurrence

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

☒ Policy ☒ Policy
☐ Consent ☐ Consent
Dep't Recomm.: Per Exec. Ofc.:

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and that staff is directed to prepare the necessary documents for final adoption.

Ayes:	Buster, Tavaglione, Stone, Wilson and Ashley	
Nays:	None	Nancy Romero
Absent:	None	Clerk of the Board
Date:	June 10, 2008	By:
xc:	Planning, Applicant, Co.Co.	Deputy

Prev. Agn. Ref.	District: First	Agenda Number: 15.4

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

April 7, 2008

PALM DESERT DEVELOPMENT
P.O. BOX 3958
PALM DESERT, CA 92260

Dear Applicant:

This letter is to inform you that the Planning Department has transmitted the Board Package for **GENERAL PLAN AMENDMENT NO, 891 / CHANGE OF ZONE NO. 7608 / PLOT PLAN NO. 23188** to the Board of Supervisors so that the project can be scheduled **for a Public Hearing.**

At this time, a Board of Supervisors date has not been set. To determine when the project has been scheduled, please check the most recent County Board of Supervisors agenda at their webpage at: http://www.clerkoftheboard.co.riverside.ca.us/agendas/2006.htm

Attached is a Board Package identical to one provided to the Board of Supervisors. However, please understand that this is not the final approved staff report and conditions of approval. The final decision letter; together with finalized conditions of approval, if appropriate; will be sent to the above address soon after the final action by the Board.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director

JEFF CHILDERS:ag

Enclosure

Y:\Planning Master Forms\BOS Forms\BOS Package letter.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
· Fax (951) 600-6145

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

FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 29, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 891 / CHANGE OF ZONE NO. 7608 / PLOT PLAN NO. 23188 – MITIGATED NEGATIVE DECLARATION – Applicant: Palm Desert Development – Engineer / Representative: Albert A. Webb Associates - First Supervisorial District – Rancho California Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) – Location: Southerly of Catt Road, easterly of Arnett Road, and westerly of Fox Ridge Lane – 10.35 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The General Plan Amendment proposes to amend the project site's existing land use designation from Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) to Community Development: Highest Density Residential (CD-HHDR) (20+ Dwelling Units Per Acre). The Change of Zone proposes to change the project site's current zoning classification from Rural Residential (R-R) to General Residential (R-3). The Plot Plan proposes to construct a 209 unit senior affordable housing development on 10.35 gross acres. A senior housing development shall be defined by the Housing for Older Persons Act of 1995 (HOPA), a further amendment to the Civil Rights Act of 1968. In accordance with HOPA, housing is restricted to residents 55 years and older. HOPA permits the construction of senior housing developments without violating Fair Housing Law under the Civil Rights Act of 1968. In addition, the senior housing development has income limitations for its occupants who must meet income requirements of Very Low (30% below the median income) Low (60% below the median income) and moderate (80% below the median income), as indicated by the State of California CDBG's and HOME's Table of 2008 Income Limits. The Plot Plan proposes to construct 208 one and two bedroom units with one (1) managers unit (209 units) in ten (10) – two (2) story buildings and one community building. The project will construct 243 parking spaces, two maintenance buildings, walking areas, putting green, circuit training locations, water quality/detention basin, off-site storm drain facilities, improvements to Catt Road and community gardens. The community building will consist of a swimming pool, computer facility, gymnasium, library, and on-site care taker unit. The entire project will be constructed in three phases with the first phase comprised of four tenant

Damian Meins for
Assistant Planning Director

Ron Goldman
Planning Director

RG:cv

DATE _____ Tina Grande
Departmental Concurrence

Dep't R n.: ☐ Consent ☐ Policy

Per Exec. Ofc.: ☐ Consent ☐ Policy

Prev. Agn. Ref.	District: First	Agenda Number:

buildings, associated parking, and the community building. The second construction phase will include four tenant buildings, the construction of Fox Ridge Lane and amenities. The third phase will consist of two tenant buildings and infrastructure improvements. The applicant will be required to construct and maintain Fox Ridge Lane as a private road.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** to **ENVIRONMENTAL ASSESSMENT NO. 41648,** based on the findings incorporated in the initial study and the conclusion that the project, subject to the proposed mitigation measures, will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 891,** amending the Land Use Designation for the subject property from Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) to Community Development: Highest Density Residential (CD-HHDR) (20+ Dwelling Units Per Acre), in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7608,** amending the zoning classification for the subject property from Rural Residential (R-R) to General Residential (R-3), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **PLOT PLAN NO. 23188,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Agenda Item No.: 5.1
Area Plan: Elsinore Area Plan
Zoning Area: Rancho California
Supervisorial District: First
Project Planner: J. Childers
Planning Commission: May 14, 2008

General Plan Amendment No. 891
Change of Zone no. 7608
Plot Plan No. 23188
E.A.: 41648
Fast Track No. 2007-41
Applicant: Palm Desert Development
Engineer/Rep.: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT – ADDENDUM

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 891 proposes to change the current land use of Medium Density Residential (MDR 2-5 dwelling units per acre) land use designation to Highest Density Residential (H'TDR 20+ dwelling units per acre) designation under the Elsinore Area Plan.

Change of Zone No. 7608 proposes to change the zoning classification of Rural Residential (R-R) to General Residential (R-3).

Plot Plan No. 23188 proposes to construct a 209 unit senior affordable housing development on 10.35 gross acres. A senior housing development shall be defined by the Housing for Older Persons Act of 1995 (HOPA), a further amendment to the Civil Rights Act of 1968. In accordance with HOPA, housing is restricted to residents 55 years and older. HOPA permits the construction of senior housing developments without violating Fair Housing Law under the Civil Rights Act of 1968. In addition, the senior housing development has income limitations for its occupants who must meet income requirements of Very Low (30% below the median income) Low (60% below the median income) and moderate (80% below the median income), as indicated by the State of California CDBG's and HOME's Table of 2008 Income Limits. The Plot Plan proposes to construct 208 one and two bedroom units with one (1) managers unit (209 units) in ten (10) – two (2) story buildings and one community building. The project will construct 243 parking spaces, two maintenance buildings, walking areas, putting green, circuit training locations, water quality/detention basin, off-site storm drain facilities, improvements to Catt Road and community gardens. The community building will consist of a swimming pool, computer facility, gymnasium, library, and on-site care taker unit. The entire project will be constructed in three phases with the first phase comprised of four tenant buildings, associated parking, and the community building. The second construction phase will include four tenant buildings, the construction of Fox Ridge Lane and amenities. The third phase will consist of two tenant buildings and infrastructure improvements. The applicant will be required to construct and maintain Fox Ridge Lane as a private road.

Fast Track No. 2007-41 - Note: This project is designated as a Fast Track Project and as such is scheduled for a public hearing in order to comply with Board of Supervisors Policy A-32.

The project site is located south of Catt Road east of Arnett Road and west of Fox Ridge Lane.

BACKGROUND INFORMATION:

Additions and Corrections to the Conditions of Approval:

The following conditions have been modified, added or removed following the Planning Commission's approval of the project on May 14, 2008:

10. Every. 1 – Project Description – Modified to reflect the senior affordable component of the project

60. Planning. 27 – Senior CC&R's – Attached to this addendum.

The applicant proposes to construct a senior apartment development. The project is located in the community of Wildomar, in the Elsinore Area Plan. The project will consist of 10 buildings with 208 apartments comprised of 176 one and 32 two bedroom rental units, one manager's unit, a community center with a swimming pool, paseos, and maintenance buildings. The required parking is for the project is 291 parking spaces but the project will provide 248 spaces.

The project will be conditioned to remain an affordable senior housing development in accordance with the covenants, conditions and restrictions. These restrictions ensure the affordability of the development by ensuring residents meet the affordability requirement which is that residents should have an income of 30-50 percent of Average Median Income (AMI) as reported for the County of Riverside which is approximately $66,500. In addition, the Economic Development Agency (EDA) has invested over $40 million dollars into this project for land acquisition and other related development activities.

In accordance with Ordinance 348, Section 18.12e2c the project may apply a 20 percent reduction in parking. As applied, the proposed parking will be adequate to provide for the proposed senior apartment development. Furthermore, public transportation will be available from Dial-A-Ride and MTA for residents. Additionally, there are a number of existing and proposed commercial developments in the area that will be available to area residents.

The proposed General Plan Amendment No. 891 proposes to change the current General Plan Land Use from Medium Density Residential (MDR 2-5 dwelling units per acre) to Highest Density Residential (H'TDR 20+ dwelling units per acre). Both of these designations are within the Community Development Foundation Component. The project also proposes a Change of Zone No. 7608 to change the existing zoning from Rural Residential (R-R) to General Residential (R-3) to be consistent with the proposed project densities.

ISSUES OF POTENTIAL CONCERN:

California Environmental Quality Act (CEQA)

The proposed off-site storm drain will affect an existing natural drainage course that will require a jurisdictional delineation prior to the issuance of a grading permit (60. Planning. 25). If the natural drainage course is found to require involvement of the US Corps of Engineers, the proper permits will be

required from the US Corps of Engineers and the Initial Study (EA 41648) will need to be revised, amended, and approved prior to any further development.

Transportation

The project proposes a private road (Fox Ridge Lane) that is to be constructed and maintained by the applicant. The applicant must obtain an easement for access to construct Fox Ridge Lane. If such access is not granted, the applicant will be required to submit a revision to the plot plan (60. Planning. 9).

Lot Line Adjustment

The proposed project contains five separate parcels, under the same ownership. A Lot Line Adjustment shall be filled by the applicant, and reviewed and approved by the Planning Department. The applicant has been conditioned to provide the Lot Line Adjustment prior to the issuance of a grading permit.

Parking

Parking for the proposed project has been calculated per Ordinance 348 Section 12. Below is a table of the parking as proposed for the project:

Type of Unit	Number of Units	Required Parking
One Bedroom (1.25 spaces/unit)	176	224
Two Bedroom (2.25 spaces/unit)	32	72
Manager's Unit	1	1
Total Required	209	**297**

Per subsection e., Alternative Programs for Parking, the proposed project as a senior apartment project may allow a reduction to the parking by 20 percent. The total number of parking spaces provided is 243. The number of required spaces with the 20 percent reduction is 237. Therefore, the proposed parking is adequate.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Medium Density Residential (MDR 2-5 dwelling units per acre)
2. Proposed General Plan Land Use: Highest Density Residential (H'TDR 20+ dwelling units per acre)
3. Surrounding General Plan Land Use: Medium Density Residential (MDR 2-5 dwelling units per acre) to the north, south and west and Commercial Retail (CR) to the east
4. Existing Zoning: Rural Residential (R-R)
5. Proposed Zoning: General Residential (R-3)
6. Surrounding Zoning : One-Family Dwelling (R-1) and Open Area Combining Zone-Residential Developments (R-5) to the north, Rural Residential (R-R) and One-Family Dwelling (R-1) to the south and west, and Rural

	Residential and Scenic highway Commercial (C-P-S) to the east
7. Existing Land Use:	Single Family Dwelling and Vacant Land
8. Project Data:	Total Acreage: 10.35 Acres Total Proposed Units: 209 Total Proposed Parking: 248 spaces Total Required Parking: 291 spaces Parking reduced per Ord. 348 Sec. 18.12e2c Amenities: Community Building, Pool, Recreation Areas, Community Gardens, Landscaping, Paseos, and Barbeque Areas
7. Environmental Concerns:	See attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41648**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 891** amending the General Plan land use designation from Medium Density Residential (MDR 2 - 5 dwelling units per acre) to Highest Density Residential (H'TDR) (20+ dwelling units per acre) in accordance with Exhibit #6, and based on the findings and conclusions incorporated in this staff report;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7608**, from Rural Residential (R-R) to General Residential (R-3) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 23188** subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Highest Density Residential (H'TDR 20+ dwelling units per acre) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the General Residential (R-3) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The public's health, safety, and general welfare are protected through the project design.

4. The proposed project is compatible with the present and future logical development of the area.

5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (MDR 2-5 dwelling units per acre) on the Elsinore Area Plan.

2. The proposed use of a senior residential development requires General Plan Amendment to Highest Density Residential (H'TDR 20+ dwelling units per acre) and is a permitted use in the Highest Density Residential land use designation.

3. The zoning for the subject site is currently Rural Residential (R-R).

4. The proposed zoning of General Residential (R-3) is consistent with the Highest Density Residential (H'TDR 20+ dwelling units per acre) land use.

5. The proposed use of a senior residential development is consistent with the development standards set forth in the General Residential (R-3) zone.

6. The project site is surrounded by properties which are designated Medium Density Residential (MDR 2-5 dwelling units per acre) and Commercial Retail (CR).

7. The project site is surrounded by properties which are zoned Rural Residential (R-R), One Family Dwelling (R-1), Open Area Combining Zone-Residential Development (R-5) and Scenic Highway Commercial (C-P-S).

8. Single Family Dwelling units and Commercial Retail uses have been constructed and are operating in the project vicinity.

9. The project is not located in a reserve area of the Western Riverside Multi Species Habitat Conservation Area (WRMSHCP).

10. Environmental Assessment No. 41648 identified the following potentially significant impacts:

    a. Biological Resources
    b. Cultural Resources
    c. Geology/Soils
    d. Hazards & Hazardous Materials
    e. Noise

    These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing the only statement in opposition or concern about this project is a list of concerns submitted by the Wildomar Land Development Review Committee.

2. The project site is <u>not</u> located within:

a. A 100-year flood plain, an area drainage plan, or dam inundation area.
b. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
c. A redevelopment area.
d. An airport influence area.
e. An existing Specific Plan.
f. An Agricultural Preserve.
g. A fault zone.

3. The project site is located within:
   a. The boundaries of the Elsinore Area Plan.
   b. County Service Area 152A.
   c. The Western Riverside County MSHCP fee area.
   d. A Stevens Kangaroo Rat fee area.
   e. 1/2 mile of active faults as determined by the County Geologist.
   f. An area susceptible to subsidence.
   g. An area deemed to be Farmland of Local Significance.
   h. An area of high Paleontological sensitivity.
   i. The Elsinore Development Impact Fee Area.

4. The subject site is currently designated as Assessor's Parcel Numbers 380-100-008-4, 380-100-009-5, 380-100-010-5, 380-100-011-5 & 380-100-012-7.

Y:\Planning Case Files-Riverside office\PP23188\PP23188 - Staff Report 4-14-08.doc
Date Prepared: 4/25/08
Date Revised: 4/25/2008

Agenda Item No.: 5.1
Area Plan: Elsinore Area Plan
Zoning Area: Rancho California
Supervisorial District: First
Project Planner: J. Childers
Planning Commission: May 14, 2008

General Plan Amendment No. 891
Change of Zone no. 7608
Plot Plan No. 23188
E.A.: 41648
Applicant: Palm Desert Development
Engineer/Rep.: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 891 proposes to change the current land use of Medium Density Residential (MDR 2-5 du/ac) to Highest Density Residential (H'TDR 20+ du/ac) under the Elsinore Area Plan.

Change of Zone No. 7608 proposes to change the zoning classification of Rural Residential (R-R) to General Residential (R-3).

Plot Plan No. 23188 proposes to construct 209 one and two bedroom units in 10-2 story buildings and one community building. The project will construct 243 parking spaces, two maintenance buildings, walking areas, putting green, circuit training locations, water quality/detention basin, off-site storm drain facilities, improvements to Catt Road and community gardens. The community building will consist of a swimming pool, computer facility, gymnasium, library, and on-site care taker unit. The entire project will be constructed in three phases with the first phase comprised of four tenant buildings, associated parking, and the community building. The second construction phase will include four tenant buildings, the construction of Fox Ridge Lane and amenities. The third phase will consist of two tenant buildings and infrastructure improvements. The project will be required to construct and maintain Fox Ridge Lane as a private road.

Fast Track No. 2007-41 - Note: This project is designated as a Fast Track Project and as such is scheduled for a public hearing in order to comply with Board of Supervisors Policy A-32.

The project site is located south of Catt Road east of Arnett Road and west of Fox Ridge Lane.

BACKGROUND INFORMATION:

The applicant proposes to construct a senior apartment development. The project is located in the community of Wildomar, in the Elsinore Area Plan. The project will consist of 10 buildings with 209 apartments comprised of 176 one and 32 two bedroom rental units, a community center with a swimming pool, paseos, and maintenance buildings. The required parking is for the project is 291 parking spaces but the project will provide 248 spaces.

In accordance with Ordinance 348, Section 18.12e2c the project may apply a 20 percent reduction in parking. As applied, the proposed parking will be adequate to provide for the proposed senior apartment development. Furthermore, public transportation will be available from Dial-A-Ride and MTA for residents. Additionally, there are a number of existing and proposed commercial developments in the area that will be available to area residents.

The proposed General Plan Amendment No. 891 proposes to change the current General Plan Land Use from Medium Density Residential (MDR 2-5 du/ac) to Highest Density Residential (H'TDR 20+ du/ac). Both of these designations are within the Community Development Foundation Component.

DRHall

The project also proposes a Change of Zone No. 7608 to change the existing zoning from Rural Residential (R-R) to General Residential (R-3) to be consistent with the proposed project densities.

ISSUES OF POTENTIAL CONCERN:

California Environmental Quality Act (CEQA)

The proposed off-site storm drain will affect an existing natural drainage course that will require a jurisdictional delineation prior to the issuance of a grading permit (60. Planning. 25). If the natural drainage course is found to require involvement of the US Corps of Engineers, the proper permits will be required from the US Corps of Engineers and the Initial Study (EA 41648) will need to be revised, amended, and approved prior to any further development.

Transportation

The project proposes a private road (Fox Ridge Lane) that is to be constructed and maintained by the applicant. The applicant must obtain an easement for access to construct Fox Ridge Lane. If such access is not grated, the applicant will be required to submit a revision to the plot plan (60. Planning. 9).

Lot Line Adjustment

The proposed project contains five separate parcels, under the same ownership. A Lot Line Adjustment shall be filled by the applicant, and reviewed and approved by the Planning Department. The applicant has been conditioned to provide the Lot Line Adjustment prior to the issuance of a grading permit.

Parking

Parking for the proposed project has been calculated per Ordinance 348 Section 12. Below is a table of the parking as proposed for the project:

Type of Unit	Number of Units	Required Parking
One Bedroom (1.25 spaces/unit)	179	224
Two Bedroom (2.25 spaces/unit)	32	72
Total Required		**296**

Per subsection e., Alternative Programs for Parking, the proposed project as a senior apartment project may allow a reduction to the parking by 20 percent. The total number of parking spaces provided is 243. The number of required spaces with the 20 percent reduction is 237. Therefore, the proposed parking is adequate.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use:	Medium Density Residential (MDR 2-5 du/ac)
2. Proposed General Plan Land Use:	Highest Density Residential (H'TDR 20+ du/ac)
3. Surrounding General Plan Land Use:	Medium Density Residential (MDR 2-5 du/ac) to the north, south and west and Commercial Retail (CR) to the east
4. Existing Zoning:	Rural Residential (R-R)
5. Proposed Zoning:	General Residential (R-3)
6. Surrounding Zoning :	One-Family Dwelling (R-1) and Open Area Combining Zone-Residential Developments (R-5) to the north, Rural Residential (R-R) and One-Family Dwelling (R-1) to the south and west, and Rural Residential and Scenic highway Commercial (C-P-S) to the east
7. Existing Land Use:	Single Family Dwelling and Vacant Land
8. Project Data:	Total Acreage: 10.46 Acres Total Proposed Units: 209 Total Proposed Parking: 248 spaces Total Required Parking: 291 spaces Parking reduced per Ord. 348 Sec. 18.12e2c Amenities: Community Building, Pool, Recreation Areas, Community Gardens, Landscaping, Paseos, and Barbeque Areas
7. Environmental Concerns:	See attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41648**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 891** amending the General Plan land use designation from Medium Density Residential (MDR 2 - 5 dwelling units per acre) to Highest Density Residential (H'TDR) (20+ dwelling units per acre) in accordance with Exhibit #6, and based on the findings and conclusions incorporated in this staff report;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7608**, from Rural Residential (R-R) to General Residential (R-3) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 23188** subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Highest Density Residential (H'TDR 20+ du/ac) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the General Residential (R-3) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The public's health, safety, and general welfare are protected through the project design.

4. The proposed project is compatible with the present and future logical development of the area.

5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (MDR 2-5 du/ac) on the Elsinore Area Plan.

2. The proposed use of a senior residential development requires General Plan Amendment to Highest Density Residential (H'TDR 20+ du/ac) and is a permitted use in the Highest Density Residential land use designation.

3. The zoning for the subject site is currently Rural Residential (R-R).

4. The proposed zoning of General Residential (R-3) is consistent with the Highest Density Residential (H'TDR 20+ du/ac) land use.

5. The proposed use of a senior residential development is consistent with the development standards set forth in the General Residential (R-3) zone.

6. The project site is surrounded by properties which are designated Medium Density Residential (MDR 2-5 du/ac) and Commercial Retail (CR).

7. The project site is surrounded by properties which are zoned Rural Residential (R-R), One Family Dwelling (R-1), Open Area Combining Zone-Residential Development (R-5) and Scenic Highway Commercial (C-P-S).

8. Single Family Dwelling units and Commercial Retail uses have been constructed and are operating in the project vicinity.

9. The project is not located in a reserve area of the Western Riverside Multi Species Habitat Conservation Area (WRMSHCP).

10. Environmental Assessment No. 41648 identified the following potentially significant impacts:

    a. Biological Resources
    b. Cultural Resources
    c. Geology/Soils
    d. Hazards & Hazardous Materials
    e. Noise

    These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing the only statement in opposition or concern about this project is a list of concerns submitted by the Wildomar Land Development Review Committee.

2. The project site is not located within:
    a. A 100-year flood plain, an area drainage plan, or dam inundation area.
    b. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
    c. A redevelopment area.
    d. An airport influence area.
    e. An existing Specific Plan.
    f. An Agricultural Preserve.
    g. A fault zone.

3. The project site is located within:
    a. The boundaries of the Elsinore Area Plan.
    b. County Service Area 152A.
    c. The Western Riverside County MSHCP fee area.
    d. A Stevens Kangaroo Rat fee area.
    e. 1/2 mile of active faults as determined by the County Geologist.
    f. An area susceptible to subsidence.
    g. An area deemed to be Farmland of Local Significance.
    h. An area of high Paleontological sensitivity.
    i. The Elsinore Development Impact Fee Area.

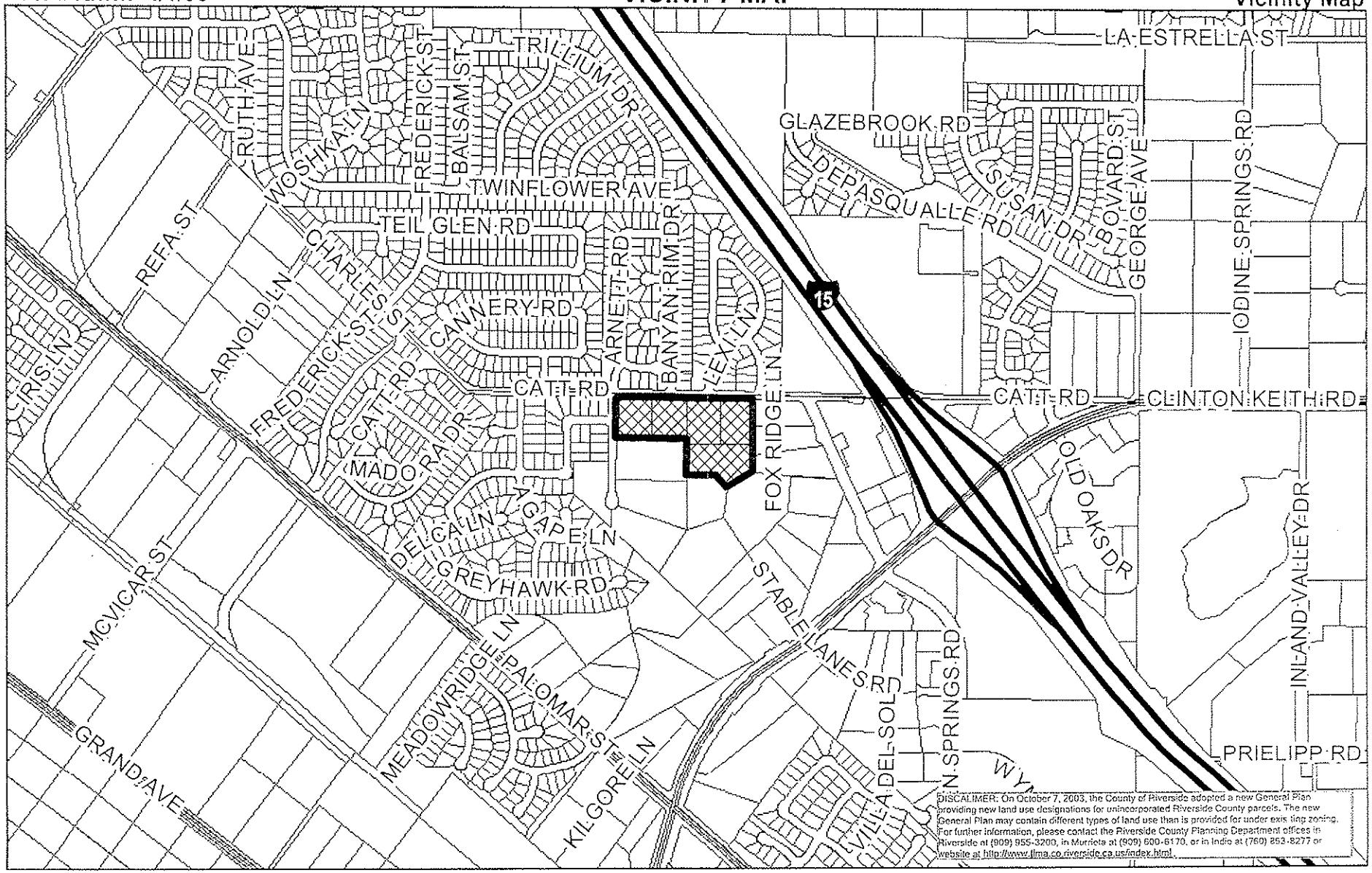
4. The subject site is currently designated as Assessor's Parcel Numbers 380-100-008-4, 380-100-009-5, 380-100-010-5, 380-100-011-5 & 380-100-012-7.

Supervisor Buster
District 1
Date Drawn: 4/1/08

CZ07608 PP23188 GPA00891

VICINITY MAP

Planner: Jeffery Childers
Date: 5/16/08
Vicinity Map



Zone
Area: Rancho California
Township/Range: T7SR4W
Section : 1

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 380-10
Thomas
Bros. Pg. 927 E1

0 1,200 2,400 4,800 7,200 Feet

Supervisor Buster
District 1
Date Drawn: 4/1/08

CZ07608 PP23188 GPA00891

DEVELOPMENT OPPORTUNITY

Planner: Jeffery Childers
Date: 5/16/08
Exhibit Overview

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: Rancho California
Township/Range: T7SR4W
Section: 1

N
W E
S

Assessors Bk. Pg. 380-10
Thomas Bros. Pg. 927 E1

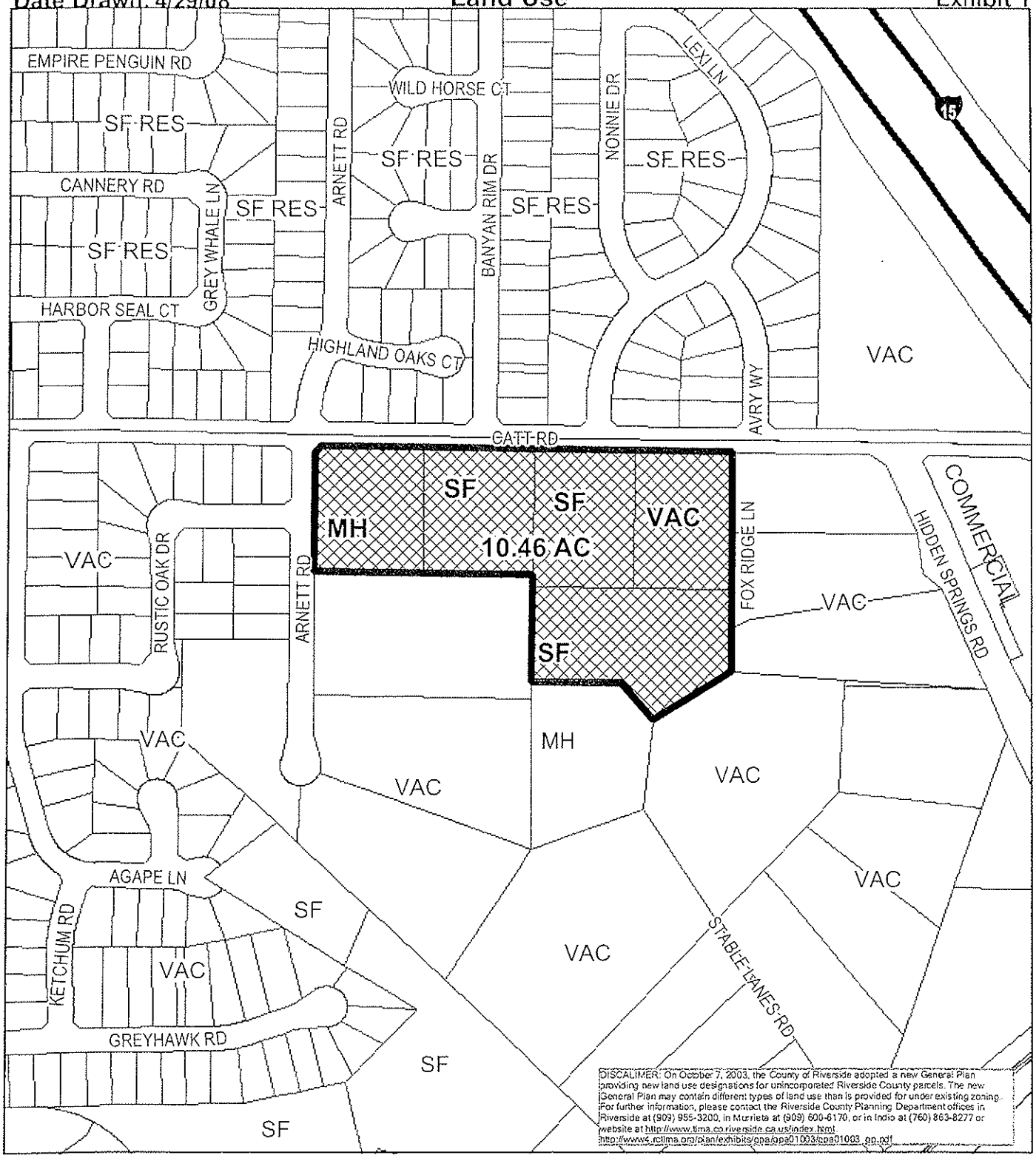
0 500 1,000 2,000 3,000 Feet

Supervisor Buster
District 1
Date Drawn: 4/29/08

CZ07608 PP23188 GPA00891

Land Use

Planner: Jeffery Childers
Date: 5/28/08
Exhibit 1



DISCALIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at http://www.tlma.co.riverside.ca.us/index.html
http://www4.rctlma.org/plan/exhibits/gpa/gpa01003/gpa01003_gp.pdf

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: Rancho California
Township/Range: T7SR4W
Section : 1

N W E S

Assessors Bk. Pg. 380-10
Thomas Bros. Pg. 927 E1

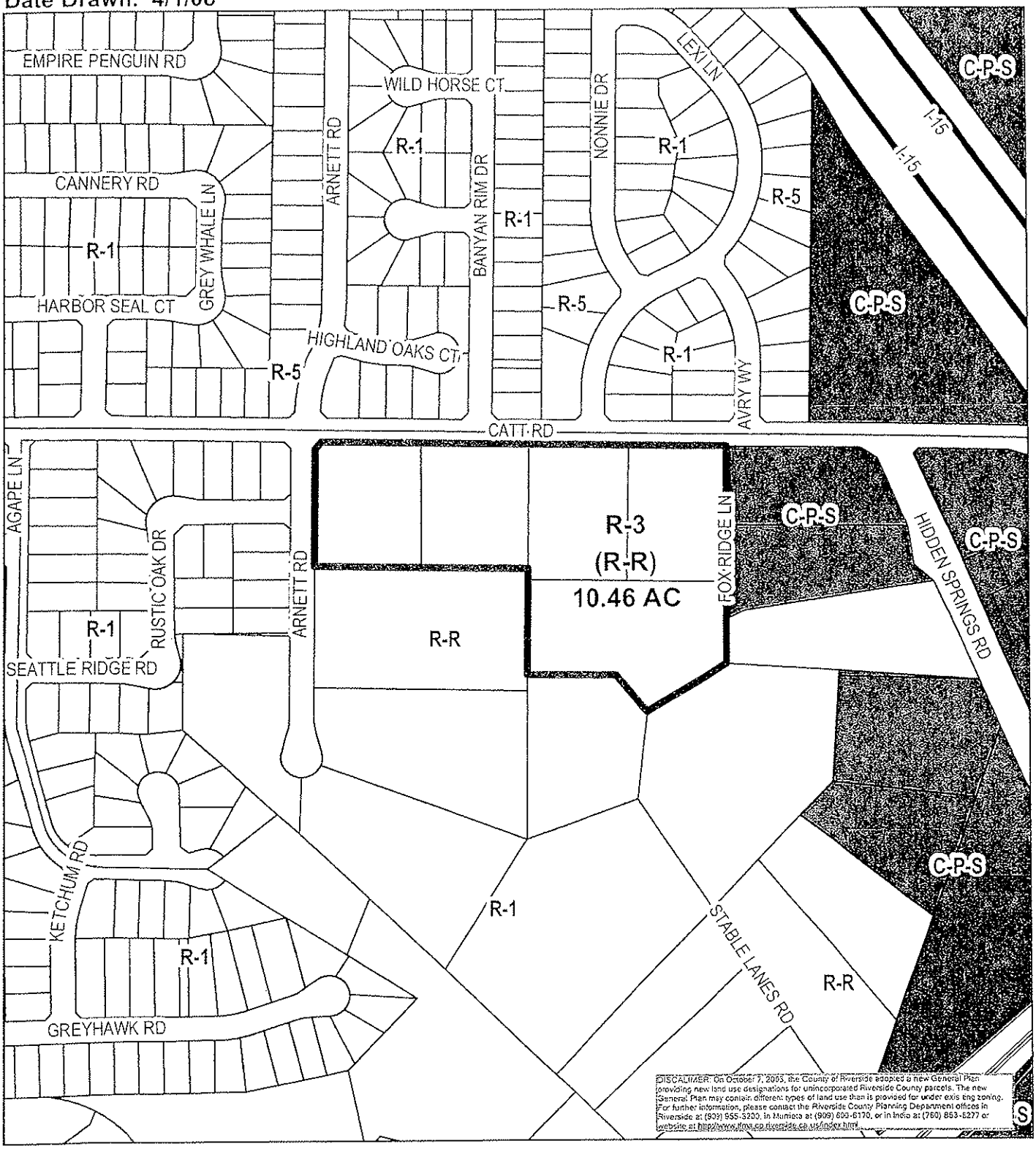
0 250 500 1,000 1,500 Feet

Supervisor Buster
District 1
Date Drawn: 4/1/08

CZ07608 PP23188 GPA00891

PROPOSED ZONING

Planner: Jeffery Childers
Date: 5/16/08
Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T7SR4W
Section : 1

N
W E
S

0 262.5 525 1,050 1,575 Feet

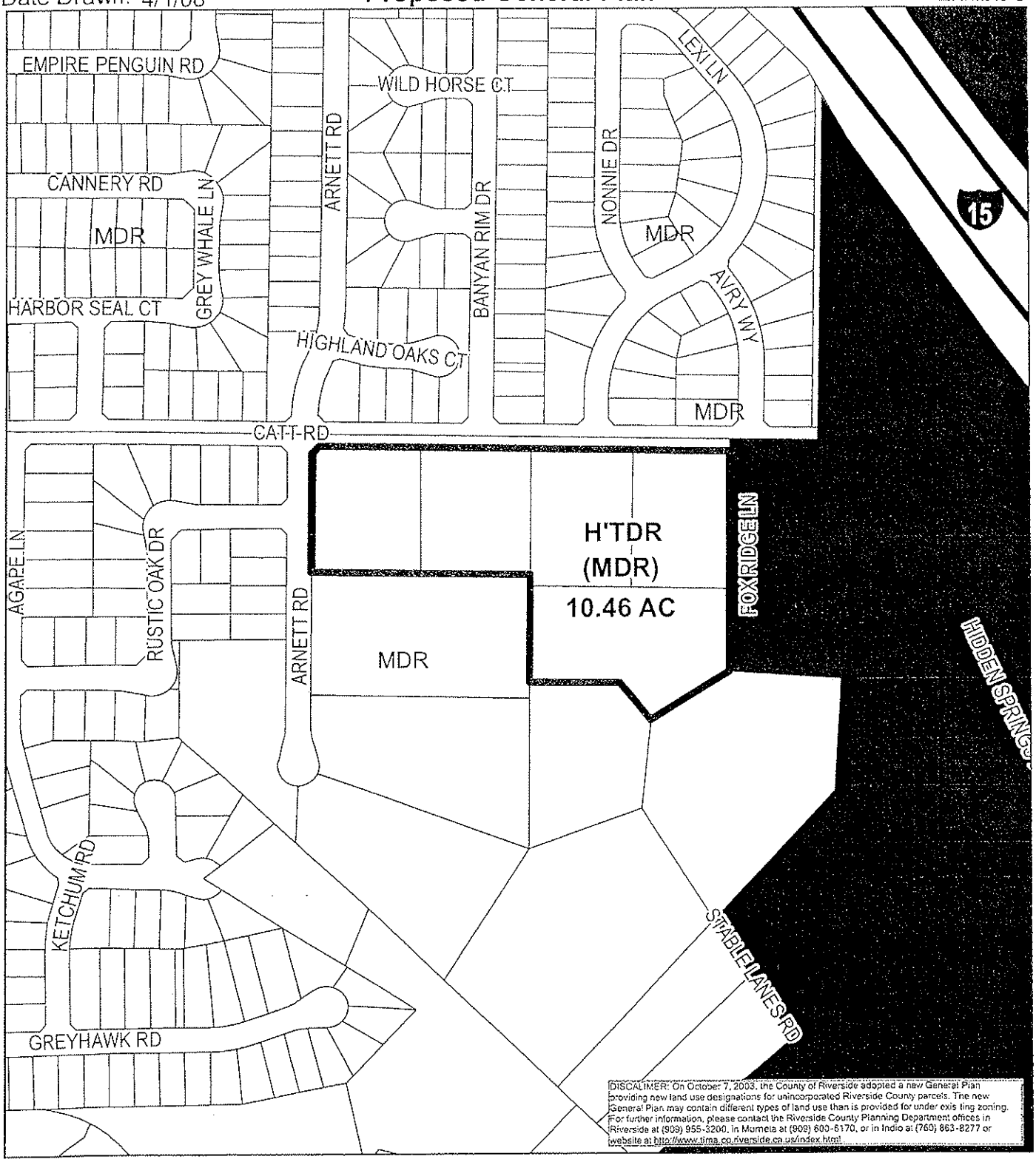
Assessors
Bk. Pg. 380-10
Thomas
Bros. Pg. 927 E1

Supervisor Buster
District 1
Date Drawn: 4/1/08

CZ07608 PP23188 GPA00891

Proposed General Plan

Planner: Jeffery Childers
Date: 5/16/08
Exhibit 6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T7SR4W
Section : 1

N W E S

Assessors
Bk.Pg. 380-10
Thomas
Bros. Pg. 927 E1

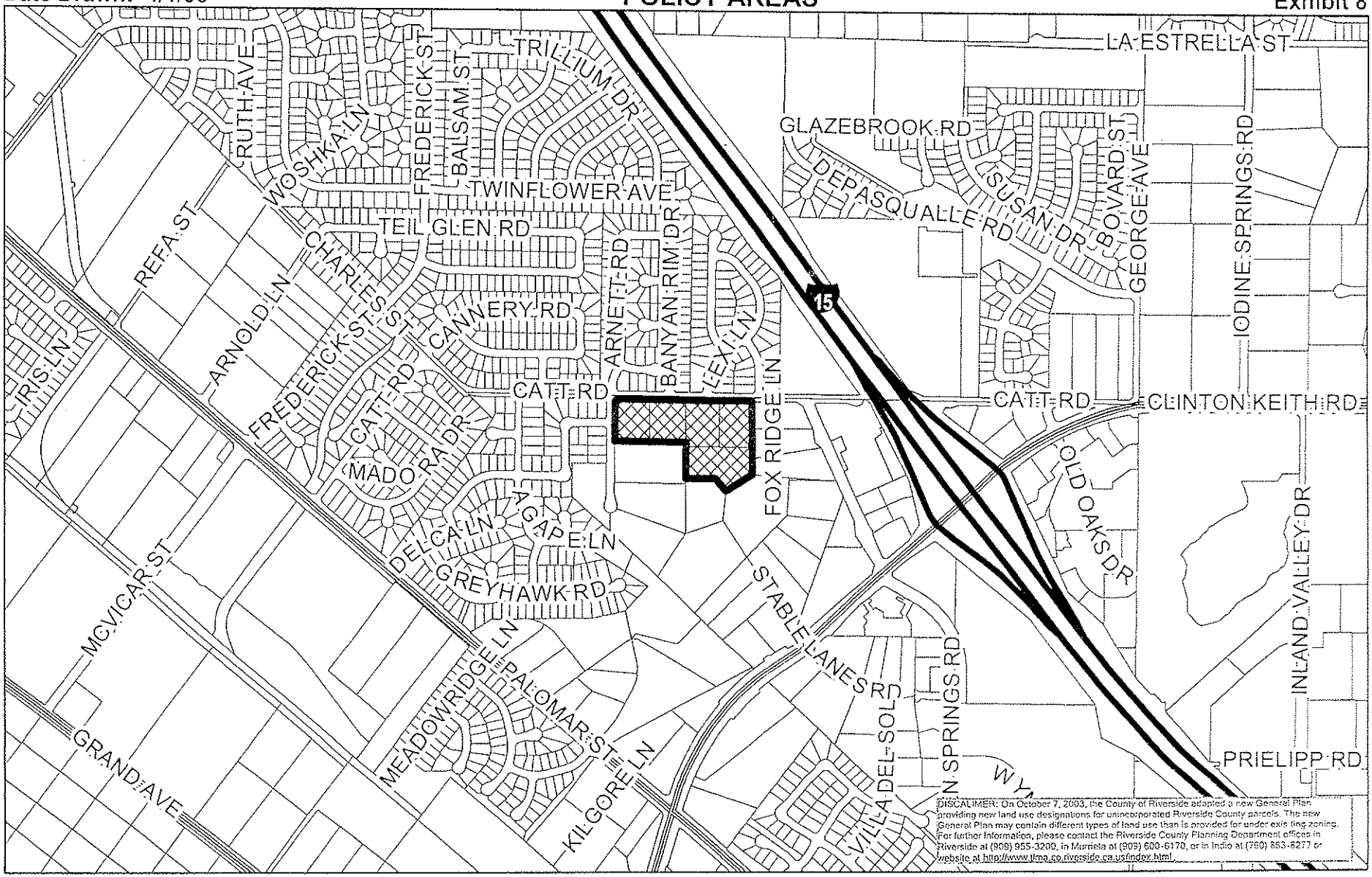
0 270 540 1,080 1,620
Feet

Supervisor Buster
District 1
Date Drawn: 4/1/08

CZ07608 Pr23188 GPA00891

POLICY AREAS

Planner: Jeffery Childers
Date: 5/16/08
Exhibit 8



Zone
Area: Rancho California
Township/Range: T7SR4W
Section : 1

RIVERSIDE COUNTY PLANNING DEPARTMENT

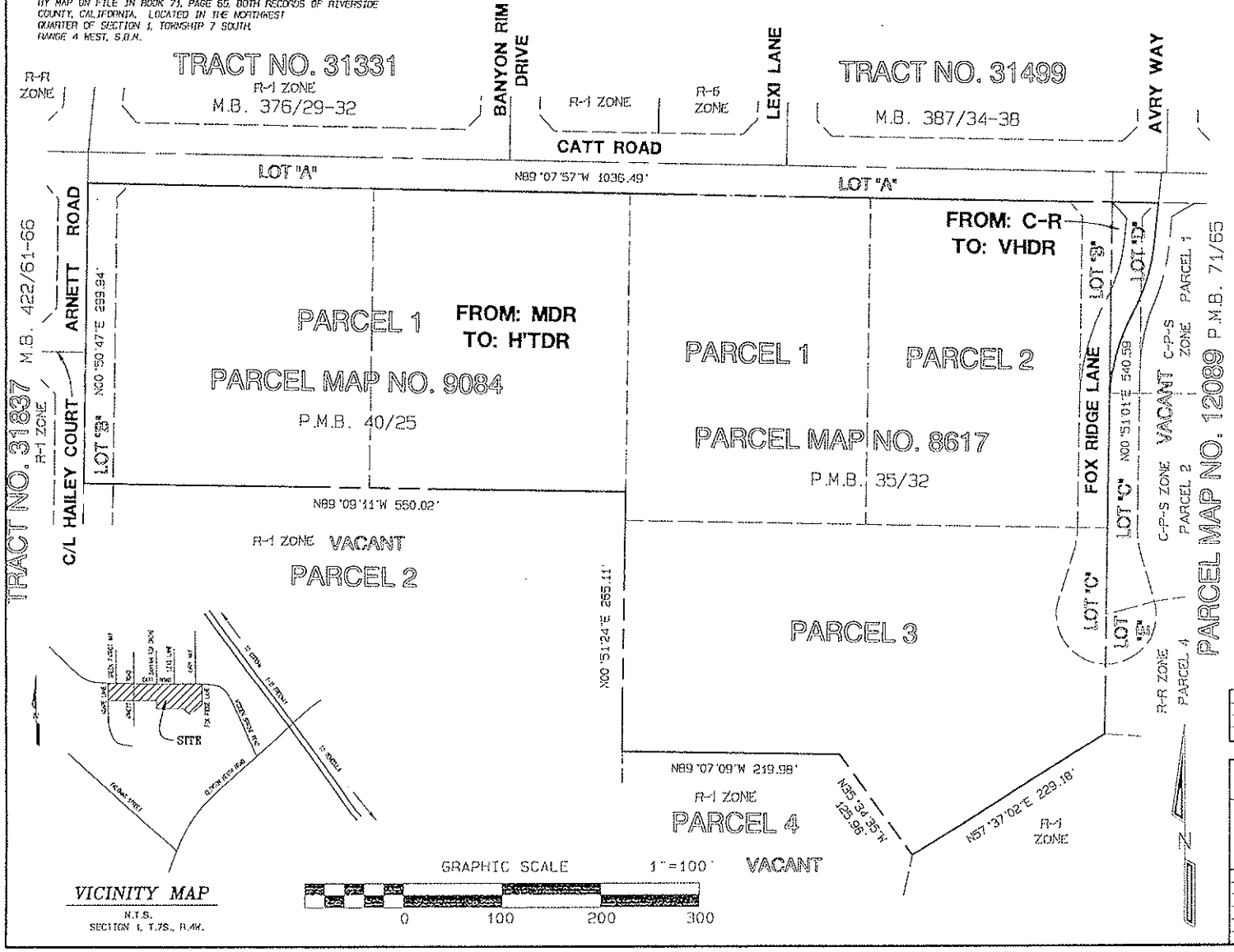
Assessors
Bk. Pg. 380-10
Thomas
Bros. Pg. 927 E1

0 1,200 2,400 4,800 7,200 Feet

Exhibit A GPA 891 Dated: 5-6-08 Planner: J. Childers

LEGAL DESCRIPTION

PARCELS 1, 2, 3 AND LETTERED LOT "B" OF PARCEL MAP NO. 8617 AS SHOWN BY MAP ON FILE IN BOOK 35, PAGE 32 OF PARCEL MAPS AND PARCEL 1 AND LETTERED LOT "B" OF PARCEL MAP NO. 9084 AS SHOWN BY MAP ON FILE IN BOOK 40, PAGE 25 OF PARCEL MAPS, AND A PORTION OF LOT "D" OF PARCEL MAP 12089 AS SHOWN BY MAP ON FILE IN BOOK 71, PAGE 65, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 WEST, S.B.M.



VICINITY MAP

N.T.S.
SECTION 1, T.7S., R.4W.

GENERAL NOTES

OWNER

PALM DESERT DEVELOPMENT COMPANY
44-139 MONTEREY AVENUE, SUITE A
PALM DESERT, CA 92260
(760) 568-1048

APPLICANT

PALM DESERT DEVELOPMENT COMPANY
44-139 MONTEREY AVENUE, SUITE A
PALM DESERT, CA 92260
(760) 568-1048

ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
(951) 686-1070

ASSESSOR'S PARCEL No'S

380-100-008-4, 380-100-009-5, 380-100-010-6, 380-100-011-6 & 380-100-012-7

ACREAGE

10.45 ACRES GROSS/OWNERSHIP
9.90 ACRES NET

LAND USE

EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	MULTI FAMILY RESIDENTIAL
EXISTING ZONING:	R-R
PROPOSED ZONING:	R-3
EXISTING GENERAL PLAN:	MDR / C-R
PROPOSED GENERAL PLAN:	H'TDR

UTILITIES

WATER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
SEWER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	SBC TELEPHONE
TELEVISION	COMCAST CABLE/INDIVIDUAL RECEPTION

SCHOOL DISTRICT

LAKE ELSINORE UNIFIED SCHOOL DISTRICT

NOTES

1. 2007 THOMAS BROS. MAP BOOK: PAGE 927, GRID E1
2. PROJECT IS NOT WITHIN A SPECIFIC PLAN.
3. FLOOD ZONE C AREA OF MINIMAL FLOODING PER FEMA PANEL 060245-2710C

AMEND THE ELSINORE AREA PLAN FROM MEDIUM DENSITY RESIDENTIAL TO HIGHEST DENSITY RESIDENTIAL

REVISIONS	DATE	BY

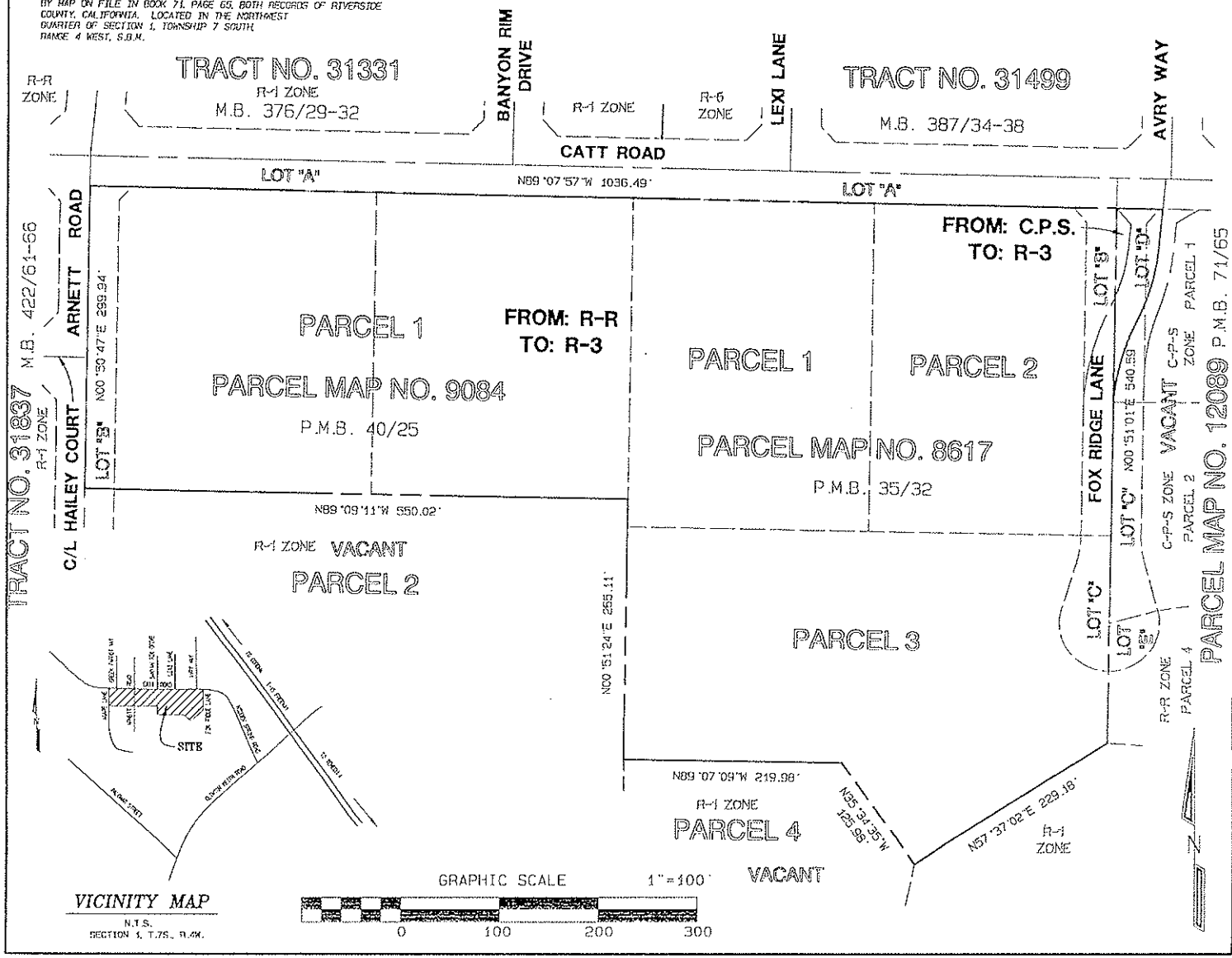
GENERAL PLAN AMENDMENT NO. 891

SCALE: 1" = 100'	ALBERT A. WEBB ASSOCIATES — CIVIL ENGINEERS, 3788 McCRAY ST., RIVERSIDE, CA. 92506, (951) 686-1070	M.O. 07-0217
DATE: 11/2/2007		SHEET 1
DESIGNED: R.		OF 1 SHEETS
CHECKED:		DWG. NO. 07217002.PPD
PLAN BY: RDT.	F.B.C. 07217002.PPD PLOT DATE 5/6/2008	
F.B.:		

Exhibit A CZ7608 Dated: 5-6-08 Planner: J. Childers

LEGAL DESCRIPTION

PARCELS 1, 2, 3 AND LETTERED LOT "B" OF PARCEL MAP NO. 8617 AS SHOWN BY MAP ON FILE IN BOOK 35, PAGE 32 OF PARCEL MAPS AND PARCEL 1 AND LETTERED LOT "B" OF PARCEL MAP NO. 9084 AS SHOWN BY MAP ON FILE IN BOOK 40, PAGE 25 OF PARCEL MAPS, AND A PORTION OF LOT "D" OF PARCEL MAP 12089 AS SHOWN BY MAP ON FILE IN BOOK 71, PAGE 65, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 WEST, S.B.M.



VICINITY MAP

N.T.S.
SECTION 1, T.7S., R.4W.

GENERAL NOTES

OWNER

PALM DESERT DEVELOPMENT COMPANY
44-139 MONTEREY AVENUE, SUITE A
PALM DESERT, CA 92260
(760) 568-1048

APPLICANT

PALM DESERT DEVELOPMENT COMPANY
44-139 MONTEREY AVENUE, SUITE A
PALM DESERT, CA 92260
(760) 568-1048

ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
(951) 686-1070

ASSESSOR'S PARCEL No'S

380-100-008-4, 380-100-009-5, 380-100-010-6, 380-100-011-6 & 380-100-012-7

ACREAGE

10.45 ACRES GROSS/OWNERSHIP
9.96 ACRES NET

LAND USE

EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	MULTI FAMILY RESIDENTIAL
EXISTING ZONING:	R-R / C.P.S.
PROPOSED ZONING:	R-3

UTILITIES

WATER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
SEWER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	SBC TELEPHONE
TELEVISION	COMCAST CABLE/INDIVIDUAL RECEPTION

SCHOOL DISTRICT

LAKE ELSINORE UNIFIED SCHOOL DISTRICT

NOTES

1. 2007 THOMAS BROS. MAP BOOK PAGE 927, GRID E1
2. PROJECT IS NOT WITHIN A SPECIFIC PLAN.
3. FLOOD ZONE C, AREA OF MINIMAL FLOODING PER FEMA PANEL 060245-2710C

REVISIONS	DATE	BY

CHANGE OF ZONE NO. 7608

SCALE: 1" = 100'
DATE: 11/6/2007
DESIGNED: R.
DRAWN:
PLN CK REF:
F.B.:

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 McCRAY ST.
RIVERSIDE CA. 92506
(951) 686-1070

FILE: G:\2007\07-0217\07-0217 CZ 7608.dwg
PLOT DATE: 5/6/2008

JOB NO. 07-0217
SHEET 1 OF 1 SHEETS
DWG. NO. 07217-2002 PRO

Exhibit A PP23188 Dated: 5-6-08 Planner: J. Childers

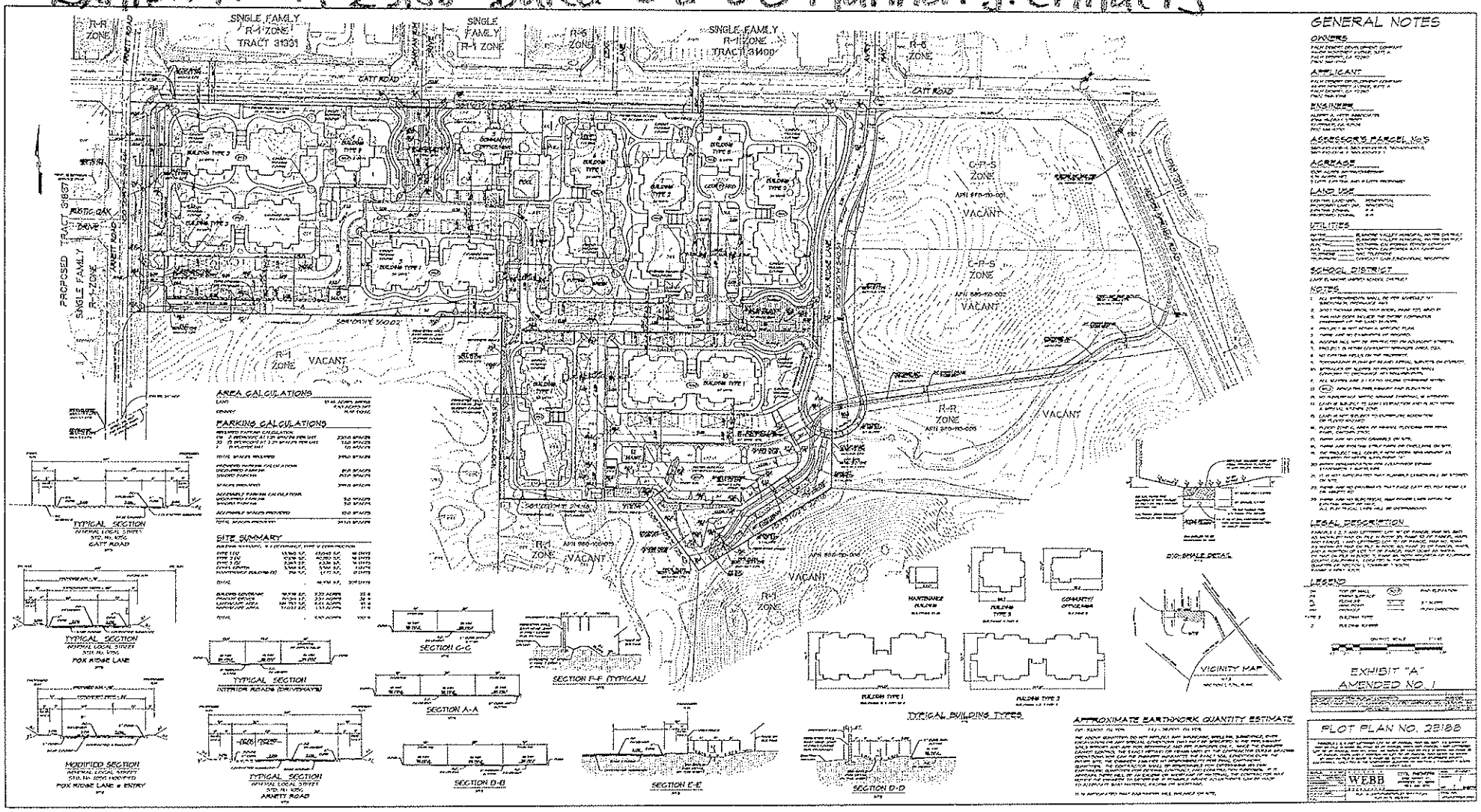
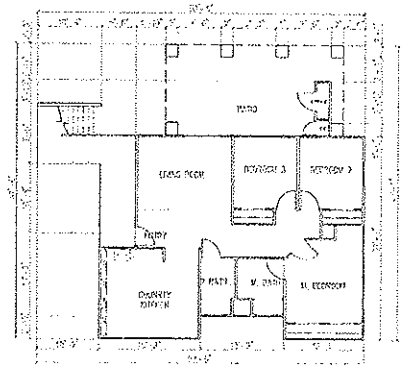
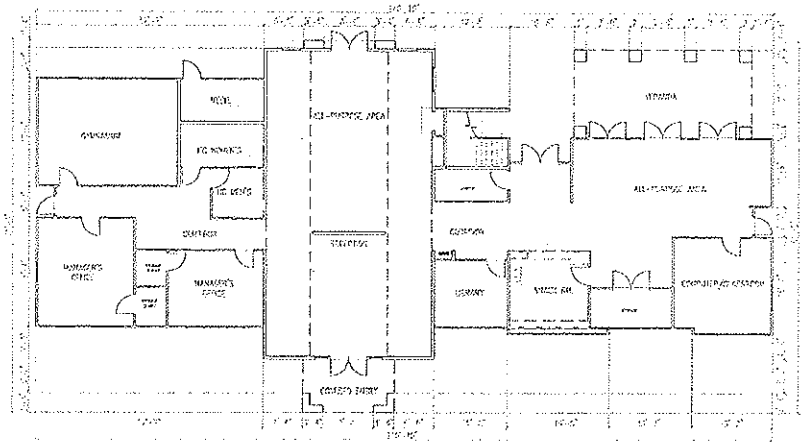


Exhibit B+C (Sheets 1-12) PP2 88 Dated: 5-25-08 Planner: J. [illegible]



SECOND LEVEL FLOOR PLAN



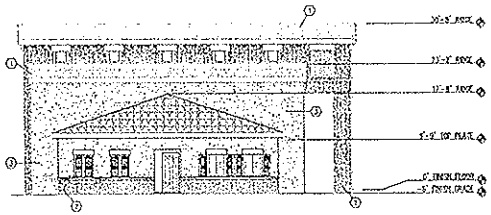
FIRST LEVEL FLOOR PLAN

Palm Desert Development Company

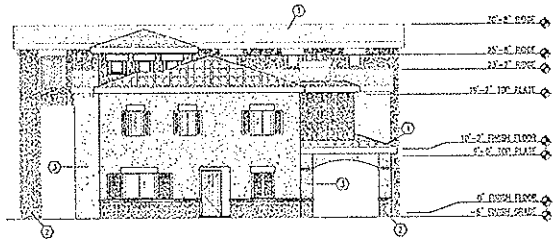
TRES LAGOS

MANAGER'S UNIT / COMMUNITY BLDG. FLOOR PLANS

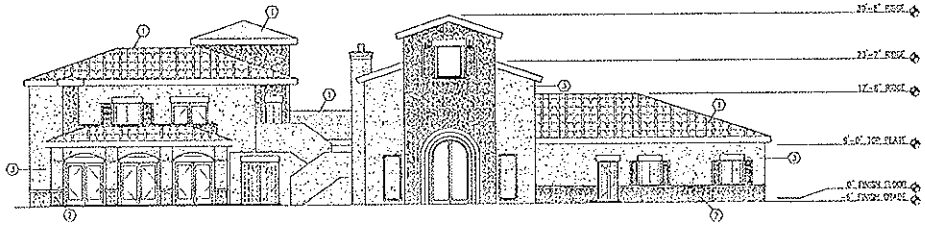
A-2.1



LEFT SIDE ELEVATION



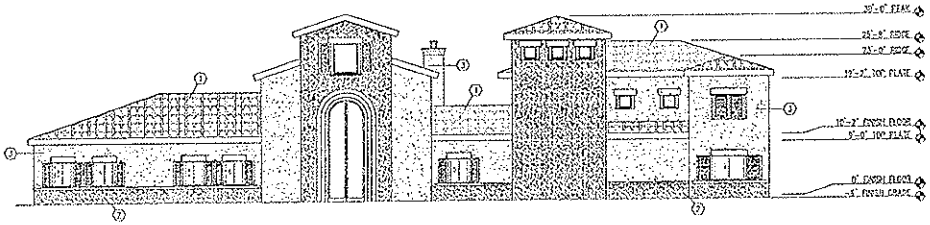
RIGHT SIDE ELEVATION



REAR SIDE ELEVATION

MATERIAL LEGEND

1. TILE ROOF
2. LEDGER STONE
3. SEEDAY SAND FINISH STUCCO
4. DECORATIVE GATES



FRONT SIDE ELEVATION

Palm Desert Development Company
44-199 MONTEREY AVENUE
PALM DESERT, CA 92260
(760) 568-1613 FAX (760) 568-9781

TRES LAGOS

LOCATION:
EAST ROAD
CATHEDRAL CA

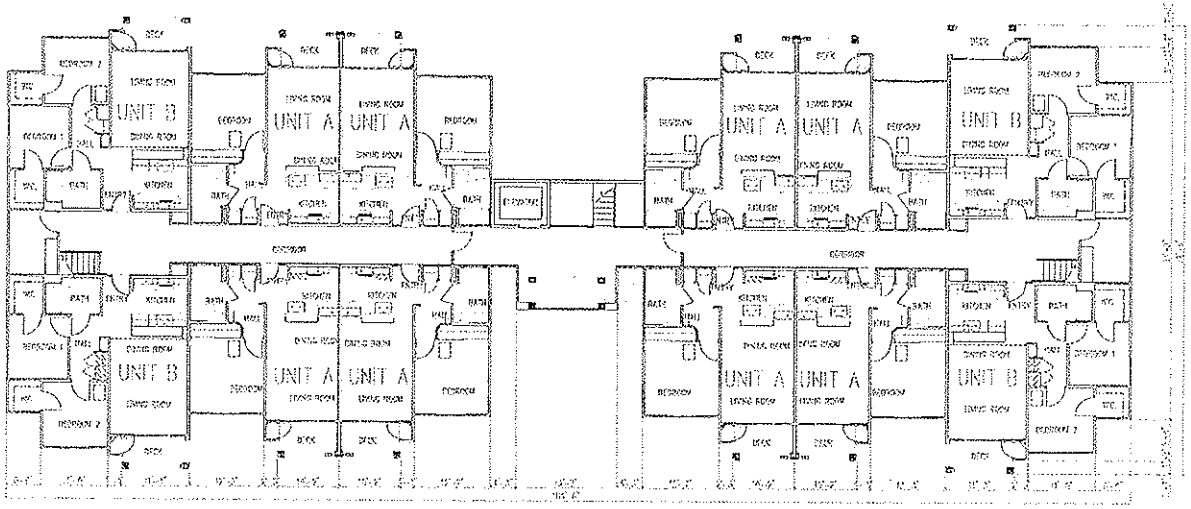
OWNER/DEVELOPER:
PALM DESERT DEVELOPMENT
P.O. BOX 7558 44-199 MONTEREY AVENUE SUITE A
PALM DESERT, CA 92261

DATE DRAWN: 3-30-06
DRAWN BY: T.B.D.

NO.	DATE	REVISIONS	BY

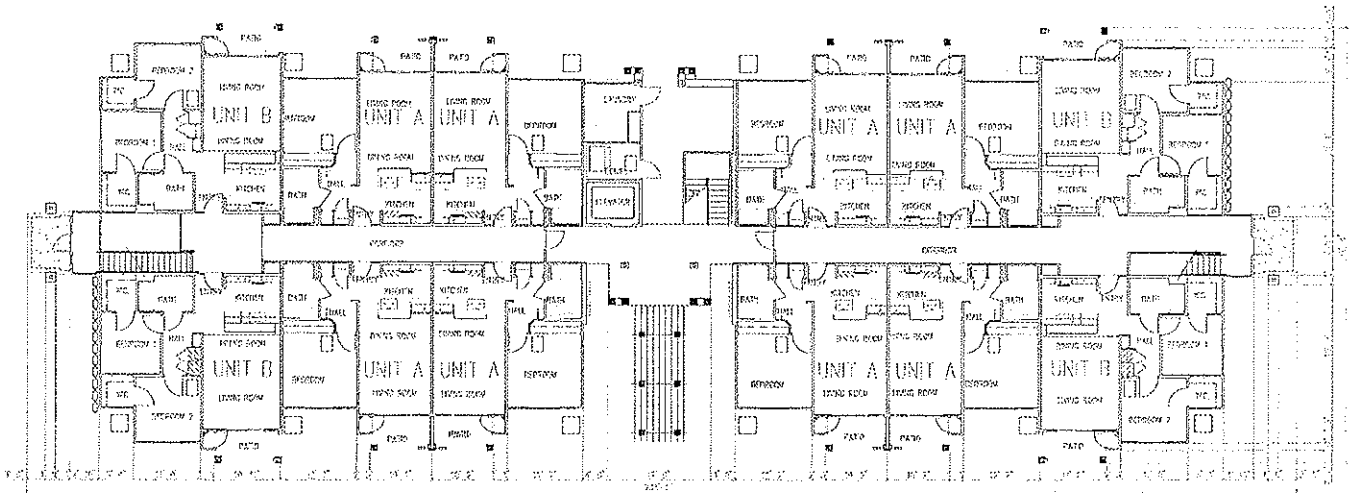
SHEET TITLE:
MANAGER'S UNIT / COMMUNITY BLDG. EXTERIOR ELEV.

A-2.2



SECOND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0" (2)



FIRST LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0" (1)

Palm Desert Development Company
41-139 MONTEREY AVENUE
PALM DESERT, CA 92260
(760) 564-1949 FAX (760) 568-3781

TRES LAGOS

OWNER/DEVELOPER:
(760) 564-1949
PALM DESERT DEVELOPMENT
41-139 MONTEREY AVENUE, SUITE A
PALM DESERT, CA 92260

LOCATION:
-
DATE ROAD
MECCA, CA

DATE PLANS: 7-20-09
DRAWN BY: S. ARENA

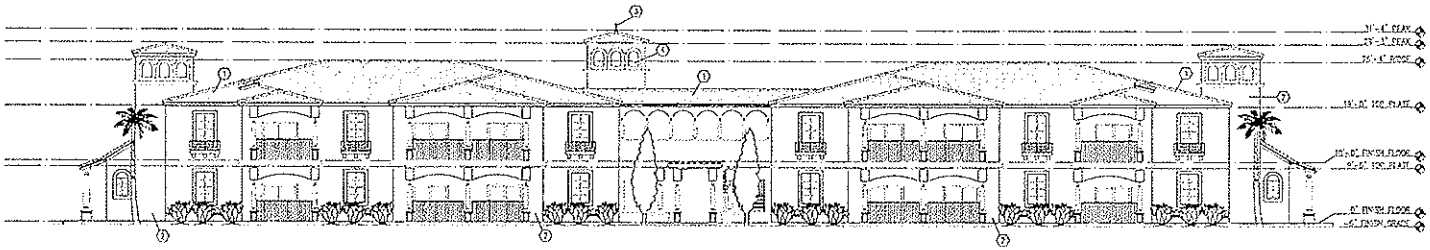
REVISIONS

NO.	DATE	TITLE

SHEET TITLE

BUILDING TYPE 1
FLOOR PLANS

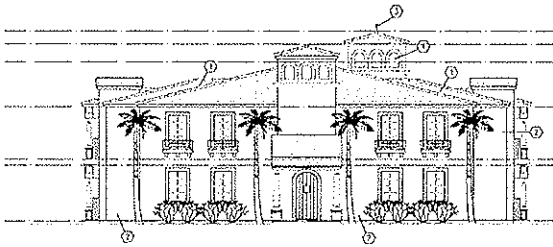
A-3.1



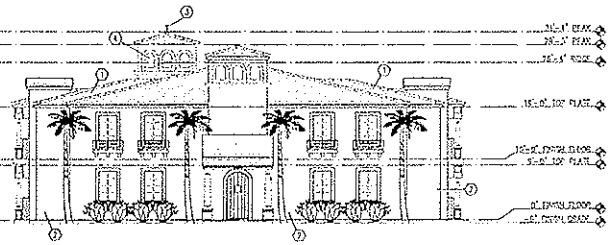
FRONT & REAR ELEVATION

MATERIAL LEGEND

1. TILE ROOF
2. SANTA BARBARA SMOOTH STUCCO
3. FINAL WEATHER VAIN
4. MOSAIC TILE PLAY (OPTIONAL)



END ELEVATION



END ELEVATION

EXTERIOR ELEVATIONS

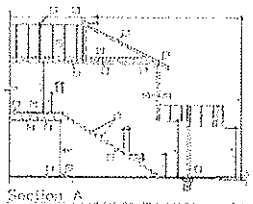
1

Palm Desert Development Company

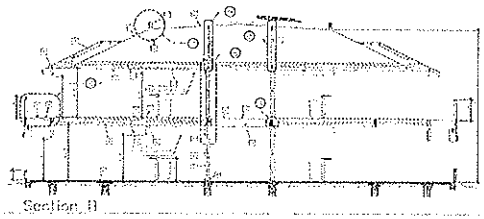
TRES LAGOS

BUILDING TYPE 1
ELEVATIONS

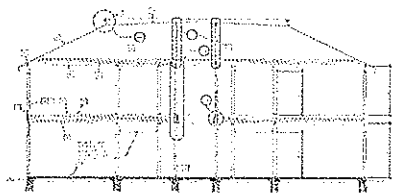
A-3.2



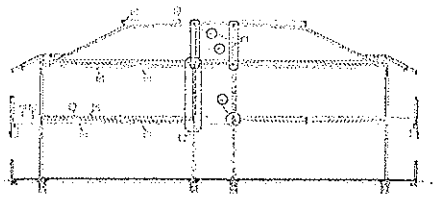
Section A



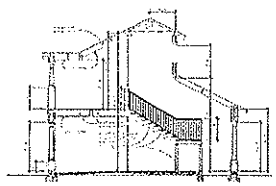
Section B



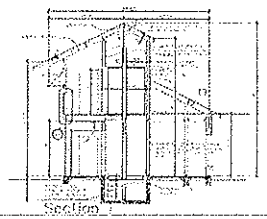
Section C



Section D



Section E



Section F

BUILDING SECTIONS

SCALE: 1/8" = 1'-0"

Palm Desert Development Company

44-139 MONTEREY AVENUE
SUITE 2-300, 1-103
PALM DESERT, CA 92260
(760) 568-0619 FAX (760) 568-9793

TRES LAGOS

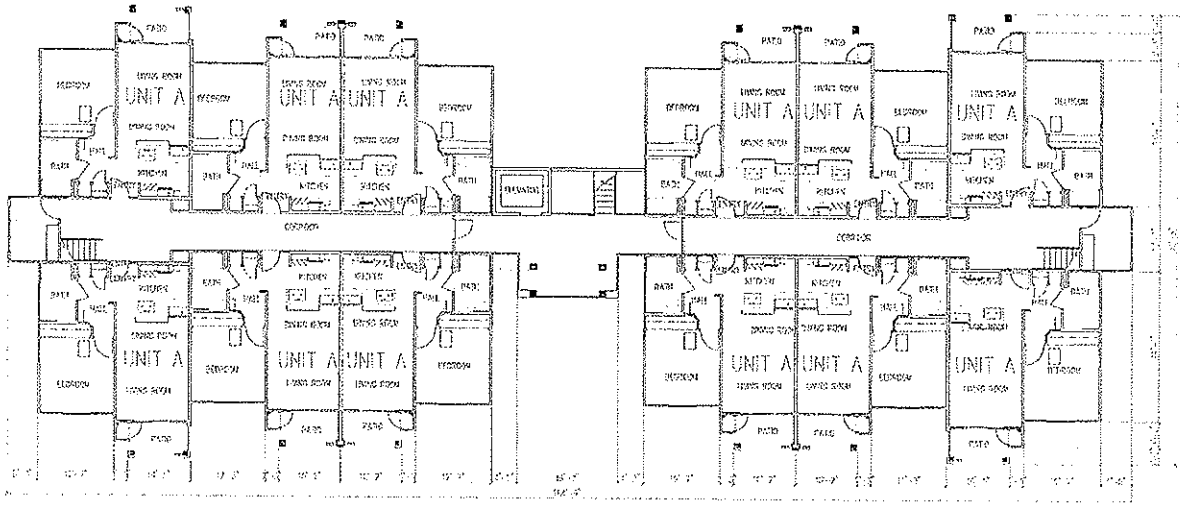
LOCATION:
NE CORNER OF
HWY 111 & MONTEREY AVENUE
PALM DESERT, CA 92260

CONSULTANTS:
(760) 773-1000
PALM DESERT DEVELOPMENT
44-139 MONTEREY AVENUE SUITE A
PALM DESERT, CA 92260

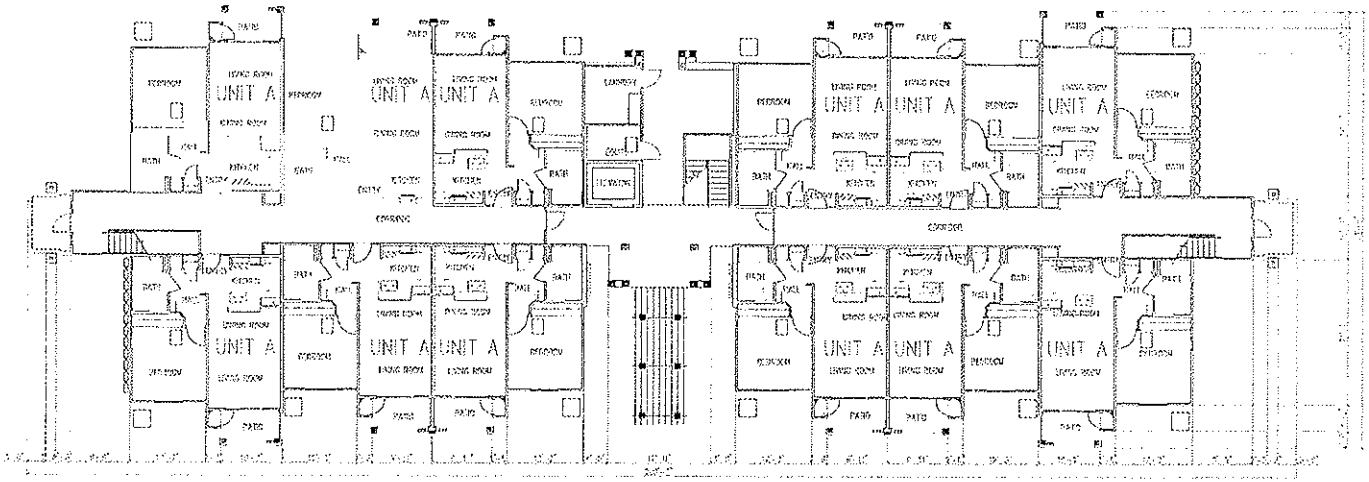
DATE: 2-20-04
DRAWN BY: L.LUCK
REVISIONS
NO. DATE BY

SHEET TITLE:
BUILDING TYPE 1
SECTIONS

A-3.3



SECOND LEVEL FLOOR PLAN



FIRST LEVEL FLOOR PLAN

Palm Desert Development Company
44-119 WINTERGREEN AVENUE
P.O. BOX 1334
PALM DESERT, CA 92261
(760) 568-1468 FAX (760) 568-3781

TRES LAGOS

LOCATION
-
EXIT ROAD
WILDOMAR, CA

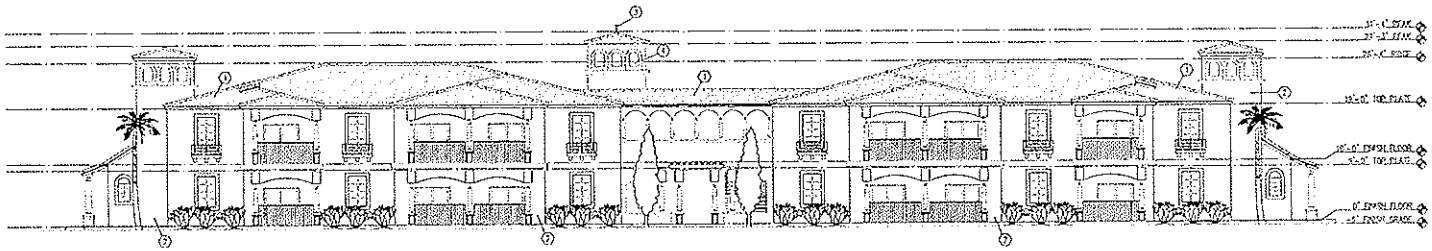
OWNER/DEVELOPER
(760) 345-1334
PALM DESERT DEVELOPMENT
PO Box 1334 44-119 WINTERGREEN AVENUE SUITE A
PALM DESERT, CA 92261

No.	DATE	REVISIONS	BY

DRAWN BY
DATE 3-20-09
CHECKED BY
DATE 3-20-09

SHEET TITLE
BUILDING TYPE 2
FLOOR PLANS

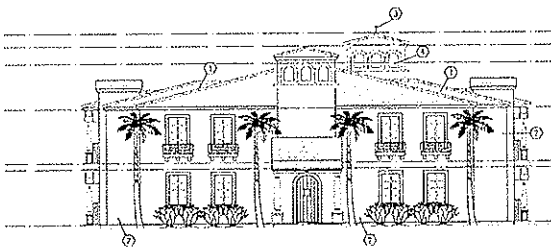
A-4.1



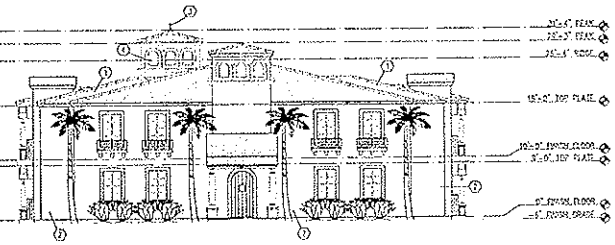
FRONT & REAR ELEVATION

MATERIAL LEGEND

1. TILE ROOF
2. SANTA BARBARA STUCCO
3. ENVIL WEATHER VAN
4. METAL TILE RELIEF (OPTIONAL)



END ELEVATION



END ELEVATION

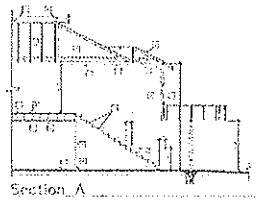
EXTERIOR ELEVATIONS

Palm Desert Development Company

TRES LAGOS

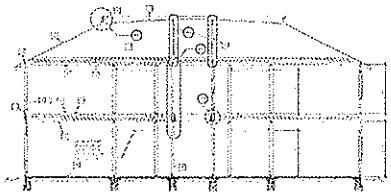
BUILDING TYPE 2
ELEVATIONS

A-4.2

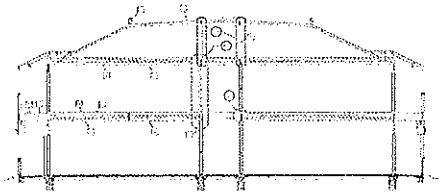


Section_A

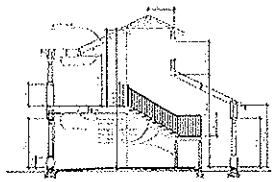
SECTION B NOT APPLICABLE
TO THIS BUILDING



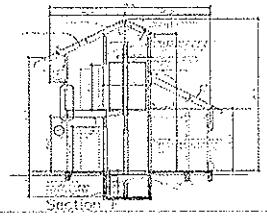
Section_C



Section_D



Section_E



Section_F

BUILDING SECTIONS

SCALE: 1/8"=1'

Palm Desert Development Company
44-119 MONTEREY AVENUE
P.O. BOX 2353
PALM DESERT, CA 92261
(760) 346-2663 FAX (760) 346-9701

TRES LAGOS

LOCATION
-
CATHEDRAL
INDIO, CA

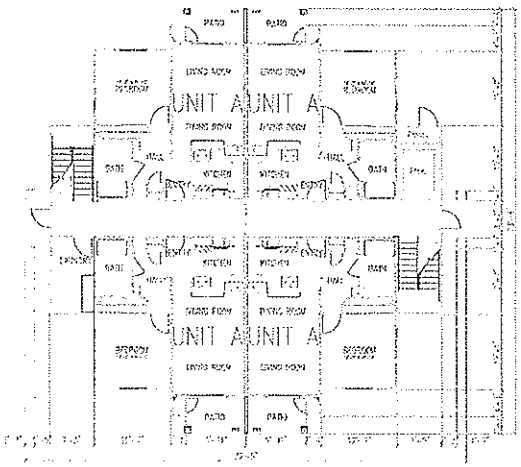
OWNER/MANAGER
(760) 346-2663
PALM DESERT DEVELOPMENT
PO BOX 2353 44-119 MONTEREY AVENUE SUITE A
PALM DESERT, CA 92261

DATE MADE
DRAWN BY
REVISIONS

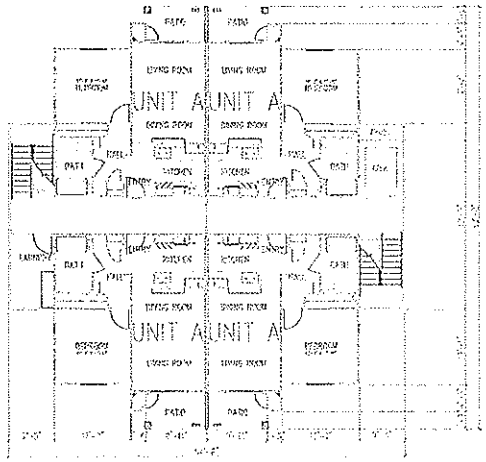
NO.	DATE	BY

SHEET TITLE
BUILDING TYPE 2
SECTIONS

SHEET NO.
A-4.3



FIRST LEVEL FLOOR PLAN

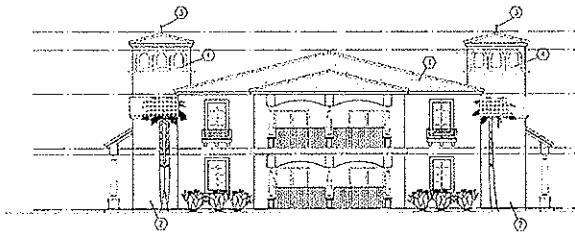


SECOND LEVEL FLOOR PLAN

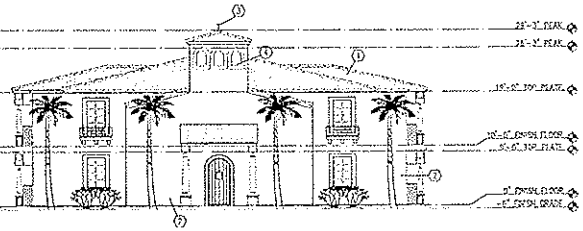
FLOOR PLANS

MATERIAL LEGEND

1. TILE ROOF
2. SANTA BARBARA SMOOTH STUCCO
3. FINISH WEATHER SEAL
4. MORAIC TILE INLAY (TYPICAL)



FRONT & REAR ELEVATION



END ELEVATION

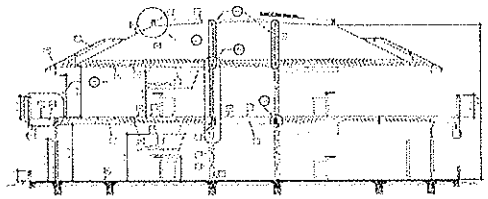
EXTERIOR ELEVATIONS

Palm Desert Development Company

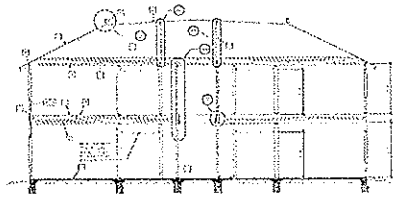
TRES LAGOS

ELEVATIONS & FLOOR PLANS BUILDING TYPE 3

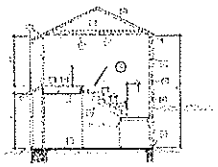
A-5.1



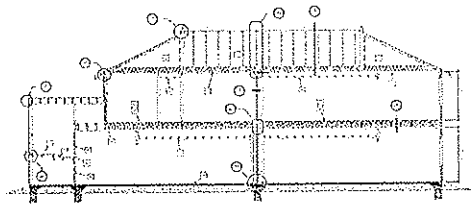
Section A



Section B



Section C



Section D

BUILDING SECTIONS

SCALE: 1/8" = 1'

Palm Desert Development Company

44-139 MONTEREY AVENUE
P.O. BOX 2758
PALM DESERT, CA 92261
(760) 346-8226 FAX (760) 346-3741

TRES LAGOS

LOCATION

CATT ROAD
MECHANIC, CA

OWNER/DEVELOPER
(760) 346-8226
PALM DESERT DEVELOPMENT
44-139 MONTEREY AVENUE, SUITE A
PALM DESERT, CA 92260

DATE DRAWN 1-25-04
DRAWN BY J. ALEN

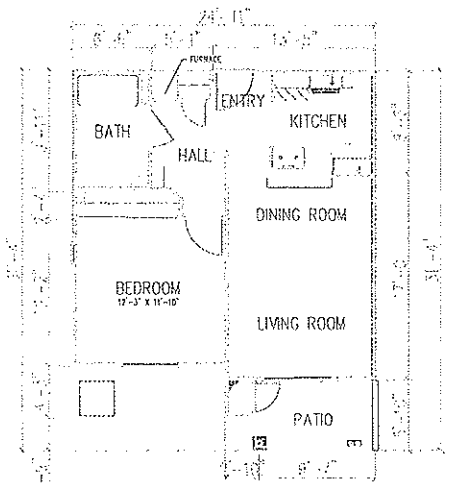
REVISIONS

NO.	DATE	BY

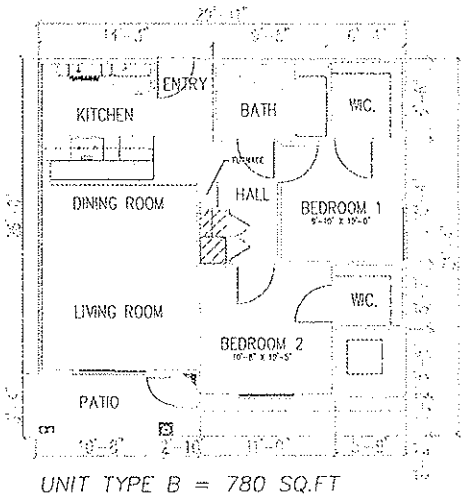
SHEET TITLE

BUILDING TYPE 3
SECTIONS

A-5.2



UNIT TYPE A = 625 SQ.FT
PATIO = 60 SQ.FT.
ONE BEDROOM



UNIT TYPE B = 780 SQ.FT
PATIO = 60 SQ.FT.
TWO BEDROOM

Palm Desert Development Company

TRES LAGOS

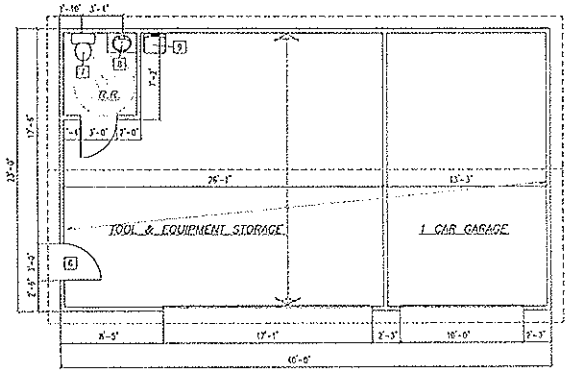
UNIT FLOOR PLANS

A-6.1

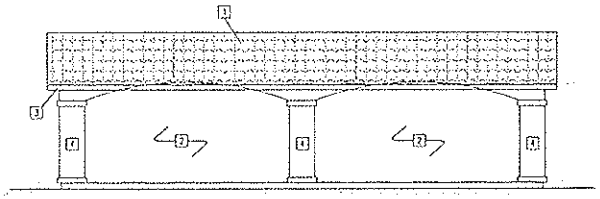
FLOOR PLANS

LEGEND

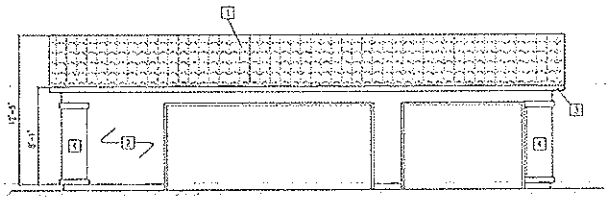
1. CONCRETE TILE ROOFING
2. STUCCO
3. WOOD FASCIA
4. SMOOTH STUCCO COLUMN
5. ATTIC VENT
6. 3'-0" X 6'-8" DOOR
7. TOILET
8. SINK
9. SERVICE SINK



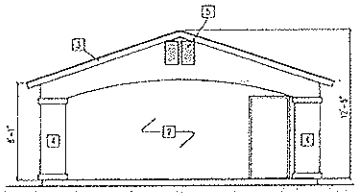
FLOOR PLAN



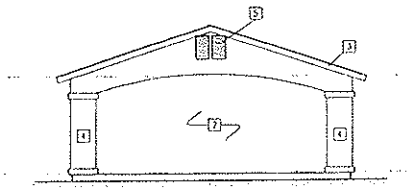
REAR SIDE ELEVATION



FRONT SIDE ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

EXTERIOR ELEVATIONS

Palm Desert Development Company
44-133 MONTEREY AVENUE
PALM DESERT, CA 92260
(760) 563-1040 FAX:(760) 563-9751

TRES LAGOS

DEVELOPMENT OFFICE
(760) 564-1054
FAX: 564-1054
44-133 MONTEREY AVENUE SUITE A
PALM DESERT, CA 92260

DATE 2010
CONTRACTOR

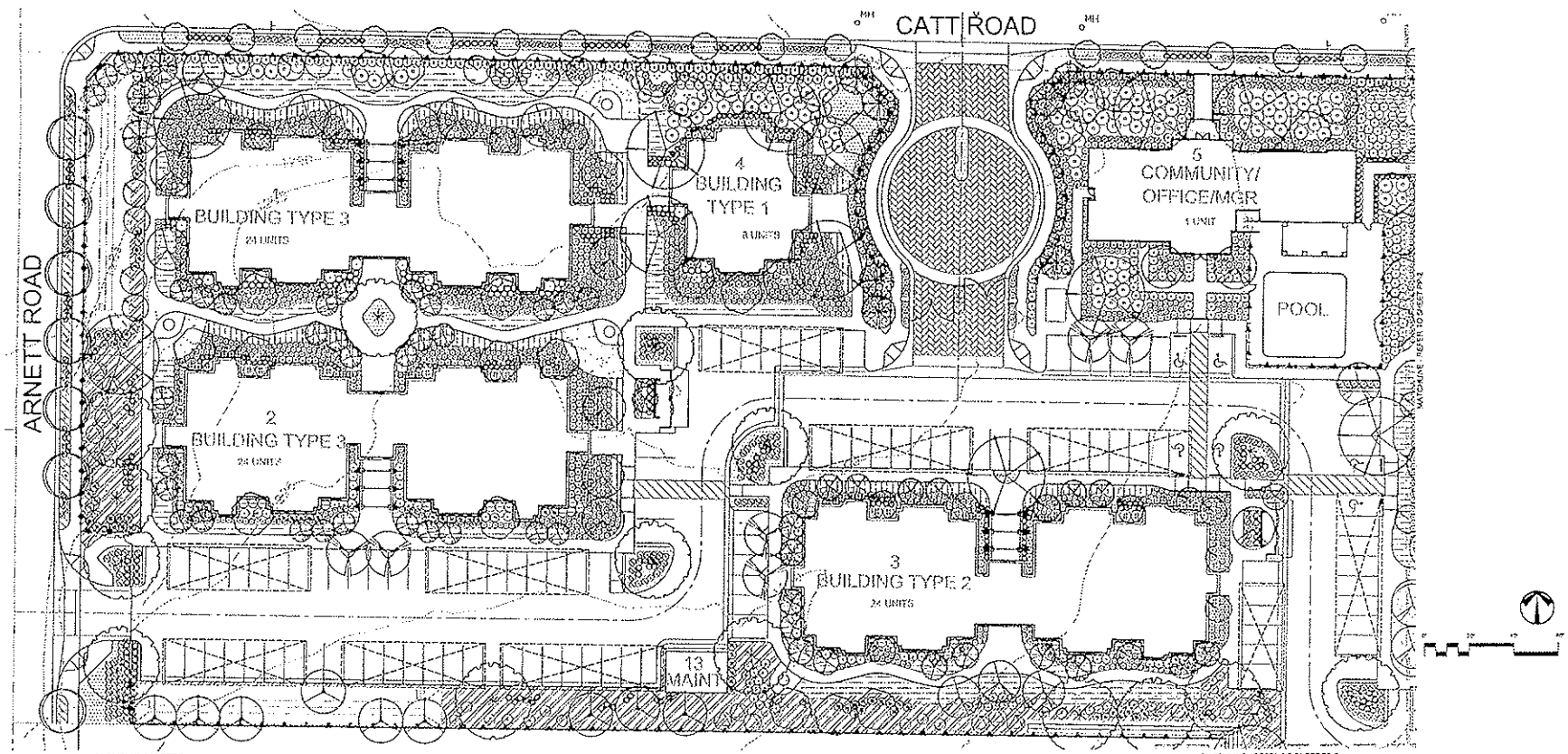
DATE PLAN
SCALE 1:20.00
DRAWN BY

No.	DATE	DESCRIPTION	BY

SHEET TITLE
ELEVATIONS & FLOOR PLAN MAINTENANCE BLDG.

A-7.1

Exhibit L (Sheets 1-3) PP23188 Dated: 5-6-08 Planner: J. Childs



PLANTING PALETTE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY	WUCOLS COEFFICIENT	DETAIL	REMARKS
TREES							
	CINNAMOMUM CAMPHORA / CAMPHOR	24" BOX	PER PLAN	19	LOW	'A'/PD-1	8-10' X 3-4' X 1½" STANDARD
	CUPRESSUS SEMPERVIRENS / TUSCAN CYPRESS	15 GAL	PER PLAN	23	LOW	'A'/PD-1	6-7' X 2-1/2' X 1½" NATURAL STRAIGHT
	GINKGO B. 'MAIDENHAIR GOLD' / MAIDENHAIR TREE	24" BOX	PER PLAN	60	MEDIUM	'A'/PD-1	8-10' X 3-4' X 1½" NATURAL STRAIGHT
	KOELREUTERIA BIPINNATA / CHINESE FLAME TREE	24" BOX	PER PLAN	12	MEDIUM	'A'/PD-1	8-10' X 3-4' X 1½" NATURAL STRAIGHT
	LAGERSTROEMIA H. 'MOONDANCE' / LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	35	LOW	'A'/PD-1	8-10' X 3-4' X 1½" NATURAL STRAIGHT
	LAGERSTROEMIA L. 'NATCHEZ' / WHITE CRAPE MYRTLE	24" BOX	PER PLAN	41	MEDIUM	'A'/PD-1	8-10' X 3-4' X 1½" STANDARD
	LAURUS N. 'SARATOGA' / SARATOGA BAY LAUREL	24" BOX	PER PLAN	11	LOW	'A'/PD-1	8-10' X 3-4' X 1½" NATURAL STRAIGHT
	OLEA E. 'SWAN HILL' / FRUITLESS OLIVE	24" BOX	PER PLAN	11	LOW	'A'/PD-1	8-10' X 3-4' X 1½" MULTI
	PINUS ELDARICA / AFGHAN PINE	24" BOX	PER PLAN	34	LOW	'A'/PD-1	8-10' X 3-4' X 1½" NATURAL STRAIGHT
	PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX 36" BOX	PER PLAN PER PLAN	18 4	MEDIUM	'A'/PD-1	8-10' X 3-4' X 1½" STANDARD
	PRUNUS C. 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	24" BOX	PER PLAN	47	MEDIUM	'A'/PD-1	8-10' X 3-4' X 1½" STANDARD
	QUERCUS SUBER / CORK OAK	24" BOX 15" DIA	PER PLAN	41 4	LOW	'A'/PD-1	8-10' X 3-4' X 1½" STANDARD
	WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	24" BOX	PER PLAN	39	MEDIUM	'A'/PD-1	8-10' X 3-4' X 1½" STANDARD

NOTE: ALL TREES LOCATED WITHIN 6' OF BUILDING, FOUNDATION, SEPTIC, OR HARDSCAPE FEATURE TO RECEIVE 24" PANEL ATTACHED ROOT BARRIER. REFER TO DETAIL C, SHEET PD-1

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY	WUCOLS COEFFICIENT	DETAIL	REMARKS
SHRUBS							
	ANIGOZANTHOS FLAVIDUS 'RED' / RED KANGAROO PAW	5 GAL	PER PLAN	96	LOW	'C'/PD-1	FULL & BUSHY
	BERBERIS T. 'HORT GLOW' / RED GLOW BARBERRY	5 GAL	PER PLAN	228	LOW	'C'/PD-1	FULL & BUSHY
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GAL	PER PLAN	249	MEDIUM	'C'/PD-1	FULL & BUSHY
	CISTUS LAURIFOLIUS / CRIMSON SPOT ROCKROSE	5 GAL	PER PLAN	318	LOW	'C'/PD-1	FULL & BUSHY
	CISTUS SALVIFOLIUS / SAGE-LEAF ROCKROSE	5 GAL	PER PLAN	372	LOW	'C'/PD-1	FULL & BUSHY
	DIETES VEGETA / FORTNIGHT LILY	5 GAL	PER PLAN	324	MEDIUM	'C'/PD-1	FULL & BUSHY
	ESCALLONIA 'COMPACTA' / COMPACT PINK ESCALLONIA	5 GAL	PER PLAN	195	MEDIUM	'C'/PD-1	FULL & BUSHY
	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL	PER PLAN	56	LOW	'C'/PD-1	FULL & BUSHY
	LAVANDULA DENTATA / FRENCH LAVENDER	5 GAL	PER PLAN	311	LOW	'C'/PD-1	FULL & BUSHY
	LEPTOSPERMUM S. 'RUBY GLOW' / RUBY GLOW NEW ZEALAND TEA TREE	5 GAL	PER PLAN	48	MEDIUM	'C'/PD-1	FULL & BUSHY
	MAHONIA AQUIFOLIUM / OREGON GRAPE	5 GAL	PER PLAN	36	LOW	'C'/PD-1	FULL & BUSHY
	MAHONIA NEVINII / CREEPING MAHONIA	1 GAL	PER PLAN	1,412	LOW	'C'/PD-1	FULL & BUSHY
	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL	PER PLAN	870	MEDIUM	'C'/PD-1	FULL & BUSHY
	MYRTUS C. 'COMPACTA' / DWARF MYRTLE	5 GAL	PER PLAN	546	MEDIUM	'C'/PD-1	FULL & BUSHY
	PROTEA FRANKLINI / PROTEA	5 GAL	PER PLAN	60	LOW	'C'/PD-1	FULL & BUSHY
	ROSA 'SEXENNY' / SEXENNY ROSE	5 GAL	PER PLAN	99	MEDIUM	'C'/PD-1	FULL & BUSHY
	ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY	1 GAL	PER PLAN	2,181	LOW	'C'/PD-1	FULL & BUSHY
	ROSMARINUS O. 'HUNTINGTON CARPET' / PROSTRATE ROSEMARY	5 GAL	PER PLAN	319	LOW	'C'/PD-1	FULL & BUSHY
	SALVIA CLEVELANDII / CLEVELAND SAGE	5 GAL	PER PLAN	620	LOW	'C'/PD-1	FULL & BUSHY
	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	5 GAL	PER PLAN	344	LOW	'C'/PD-1	FULL & BUSHY
	WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL	PER PLAN	119	LOW	'C'/PD-1	FULL & BUSHY
	ARCTOSTAPHYLOS O. 'HOWARD MCMINN' / MANZANITA	5 GAL	PER PLAN	92	MEDIUM	'C'/PD-1	FULL & BUSHY

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY	WUCOLS COEFFICIENT	DETAIL	REMARKS
GROUNDCOVERS							
	MYOPORUM / COOL BEAUTY TUFT	1 GAL	6' O.C.	8,000 S.F.	MEDIUM	'E'/PD-1	-
	PACHISANDRA P. 'TUFTY FLAME' / COYOTE BRUSH	ROOTED CUTTINGS	24" O.C.	26,145 S.F.	LOW	'F'/PD-1	TRIANGULAR SPACING
	COTONEASTER D. 'SCARLET BEAUTY' / COOL BEAUTY BEARBERRY COTONEASTER	1 GAL	24" O.C.	4,175 S.F.	MEDIUM	'F'/PD-1	TRIANGULAR SPACING
	MYOPORUM PARVIFOLIUM / PROSTRATE MYOPORUM	ROOTED CUTTINGS	18" O.C.	2,700 S.F.	LOW	'F'/PD-1	TRIANGULAR SPACING
	DIETES BICOLOR / FRUITLESS TALL FORTNIGHT LILY	ROOTED CUTTINGS	18" O.C.	13,500 S.F.	LOW	'F'/PD-1	TRIANGULAR SPACING
	VERBENA PEGGY HOPCROFT / HOPCROFT VERBENA	ROOTED CUTTINGS	18" O.C.	13,500 S.F.	LOW	'F'/PD-1	TRIANGULAR SPACING
	NOT SHOWN						

INSTALL 3" THICK LAYER (1/3 CUBIC YARD PER 100 SQ. FT.) OF MEDIUM GRIND CEDAR MULCH IN ALL PLANTING AREAS (EXCLUDING TURF AREAS) AS SHOWN ON THE LANDSCAPE ARCHITECT FOR APPROVAL.

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY	WUCOLS COEFFICIENT	DETAIL	REMARKS
HYDROSEED MIX							
	CALIFORNIA NATIVE GRASSLAND PER BIOLOGICAL SEED BID FOR MIX	HYDROSEED		10,000 S.F.	LOW/MEDIUM	-	SEED RATE 25 LB/ACRE

BOTANICAL NAME / COMMON NAME	LB/ACRE	MIN % PURITY	MIN % GERM
ARISTIDA PURPUREA / PURPLE THREE AWN	2.00	80.00	15.00
ARISTIDA PURPUREA / PURPLE THREE AWN	2.00	80.00	15.00
EDYSTICUM CINDELLA / BLUE DANDY	1.00	90.00	90.00
ELYMUS MULTISETUS / SLENDER WHEATGRASS	2.00	90.00	90.00
HEMIZONIA FASCICULATA / FASCICULED TARWEED	2.00	10.00	25.00
LUPINUS BICOLOR / PYGMY LEAF LUPINE	3.00	30.00	80.00
MIMULUS BUTTERFLIES / STEP MONKEY FLOWER	0.50	2.00	70.00
NEMOPHILA MACULATA / FIVE SPOT BABY BLUE EYES	6.00	30.00	70.00
ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY	5.00	90.00	70.00
BROMUS MADITENSIS / RANGE BRIZE	1.00	90.00	90.00
PORTULACA PILOSA / PINK PURSLANE	0.50	10.00	70.00
COLLINSIA HETEROPHYLLA / CHINESE HOUSE PLANT	3.00	80.00	90.00

NOTE: HIGH DESERT WILDFIRE TO INCLUDE:
- 2000 LB SALT MIX PER ACRE
- 1 MILE LONG EMERGENCY WATER HOSE
- 40 LB SALT MIX PER ACRE FOR CONTROL BURN
- TEST FIRE PER SOAB TEST TO BE CONDUCTED BY CONTRACTOR

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY	WUCOLS COEFFICIENT	DETAIL	REMARKS
VINES							
▲	DISTICHLIS BUCCHINERIA / BLOOD RED TRUMPET VINE	5 GAL	12' O.C.	170	MEDIUM	'E'/PD-1	FULL ON STAKE
◆	PANDOREA JASMINOIDES / PINK BOWER	5 GAL	12' O.C.	113	MEDIUM	'E'/PD-1	FULL ON STAKE
▲	PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY	5 GAL	12' O.C.	170	MEDIUM	'E'/PD-1	FULL ON STAKE

NOT FOR CONSTRUCTION

RHA LANDSCAPE ARCHITECTS PLANNERS, INC.
6114 BROCKTON AVENUE
SUITE 112
RIVERSIDE, CA 92506
LIC. #1512
PH. (951) 781-1930
FAX (951) 781-6051

CLIENT
PALM DESERT DEVELOPMENT COMPANY
P.O. BOX 3958
PALM DESERT, CA 92261
(760) 568-1048

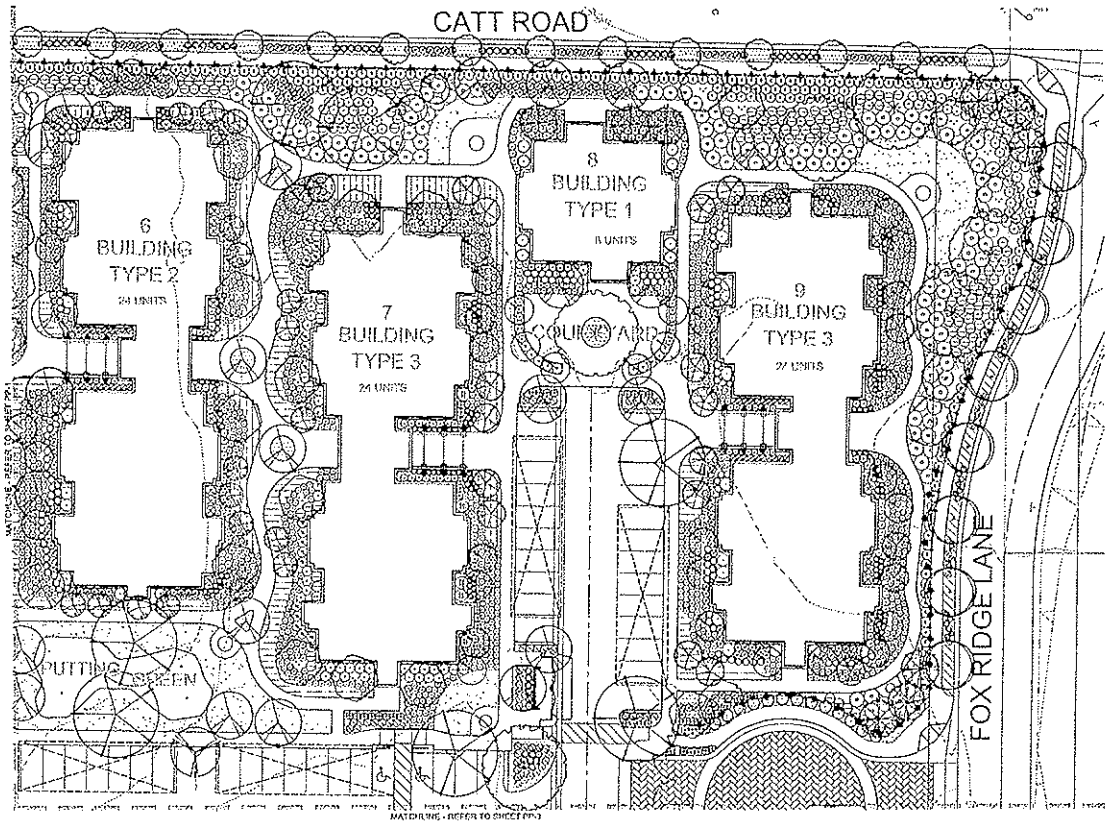
PROJECT
Tres Lagos
Senior Housing-Wildomar
LANDSCAPE PLANS
COUNTY OF RIVERSIDE, CA
A.P.N. 380-100-008, 009, 010, 011, 012

REVISIONS	DATE	BY

SHEET TITLE
CONCEPTUAL PLANTING PLAN

DESIGNED SR
DRAWN SR
CHECKED
DATE SEPTEMBER
SCALE 1"=20'
JOB NO. 01156

SHEET
PP-1
OF 12 SHEETS



PLANTING PALETTE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY	WUCOLS COEFFICIENT	DETAIL	REMARKS
TREES							
	CASSIA SURATENSIS CAMPHOR	24" BOX	PER PLAN	18	LOW	10/PP-1	8-10' X 3-4' X 10' NATURAL STRAIGHT
	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	15 GAL	PER PLAN	33	LOW	10/PP-1	6-7' X 1.5-1.75' X 10' NATURAL STRAIGHT
	DYSOXYLUM BINECTARIFERUM MATAPOUCH TREE	24" BOX	PER PLAN	69	MEDIUM	10/PP-1	8-10' X 3-4' X 10' NATURAL STRAIGHT
	KOELREUTERIA PANICULATA CHINESE FLAME TREE	24" BOX	PER PLAN	12	MEDIUM	10/PP-1	8-10' X 3-4' X 10' NATURAL STRAIGHT
	LAGERSTROEMIA INDICA 'MUSKOGEE' LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	39	LOW	10/PP-1	8-10' X 3-4' X 10' NATURAL STRAIGHT
	LAGERSTROEMIA INDICA 'WATCHITA' WHITE CRAPE MYRTLE	24" BOX	PER PLAN	15	MEDIUM	10/PP-1	8-10' X 3-4' X 10' STANDARD
	LAGERSTROEMIA 'TUSCARORA' NANAKOOSA BAY LAUREL	24" BOX	PER PLAN	45	LOW	10/PP-1	8-10' X 3-4' X 10' NATURAL STRAIGHT
	OLEA E. 'SWAN HILL' FRUITLESS OLIVE	24" BOX	PER PLAN	61	LOW	10, 11/PP-1	6-8' X 3-4' MULTI
	PINUS ELDARICA AFGHAN PINE	24" BOX	PER PLAN	31	LOW	10, 11/PP-1	8-10' X 4-6' X 10' NATURAL STRAIGHT
	PISTACHIA CHINENSIS CHINESE PISTACHE	24" BOX 36" BOX	PER PLAN	19 4	MEDIUM	10/PP-1	8-10' X 3-4' X 10' STANDARD
	PRUNUS C. 'KRAUTER VESUVIUS' PURPLE LEAF PLUM	24" BOX	PER PLAN	67	MEDIUM	10/PP-1	8-10' X 3-4' X 10' STANDARD
	QUERCUS SUBER CORK OAK	24" BOX 36" BOX	PER PLAN	43 4	LOW	10, 11/PP-1	8-10' X 3-4' X 10' STANDARD
	VITEX AGNUS-CASTUS 'LATAH' CHASTEBERRY TREE	24" BOX	PER PLAN	22	MEDIUM	10/PP-1	8-10' X 3-4' X 10' STANDARD

NOTE: ALL TREES LOCATED WITHIN 5' OF BUILDING, FOUNDATION, LIBRARY, OR HARDSCAPE FEATURE TO RECEIVE 24" PANEL-STYLE DEEPROOT RAMPING. REFER TO DETAIL 5, SHEET PP-1.

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY	WUCOLS COEFFICIENT	DETAIL	REMARKS
SHRUBS							
	ARCTOSTAPHYLOS PATULA RED MANZANITA	5 GAL	PER PLAN	98	LOW	12, 17/PP-1	FULL & BUSHY
	BERBERIS T. 'ROSE GLOW' ROSE GLOW BARBERRY	5 GAL	PER PLAN	329	LOW	12, 17/PP-1	FULL & BUSHY
	CALLISTEMON LITTLE JOHN DWARF BOTTLEBRUSH	5 GAL	PER PLAN	268	MEDIUM	12, 17/PP-1	FULL & BUSHY
	CISTUS LADANIFER CRIMSON SPOT ROCKROSE	5 GAL	PER PLAN	318	LOW	12, 17/PP-1	FULL & BUSHY
	CISTUS INCANUS JADE-LEAF ROCK ROSE	5 GAL	PER PLAN	272	LOW	12, 17/PP-1	FULL & BUSHY
	DIETES VERNA FORTNIGHT LILY	5 GAL	PER PLAN	329	MEDIUM	12, 17/PP-1	FULL & BUSHY
	ECHEVERIA CONTORTA CONTORTED PINK ECHEVERIA	5 GAL	PER PLAN	196	MEDIUM	12, 17/PP-1	FULL & BUSHY
	HETEROMELES ARBUTIFOLIA TOYON	5 GAL	PER PLAN	35	LOW	12, 17/PP-1	FULL & BUSHY
	LAVANDULA DENTATA FRENCH LAVENDER	5 GAL	PER PLAN	216	LOW	12, 17/PP-1	FULL & BUSHY
	LEPTOSPERMUM S. 'THIRY GLOW' PINK GLOW NEW ZEALAND TEA TREE	5 GAL	PER PLAN	49	MEDIUM	12, 17/PP-1	FULL & BUSHY
	MAHONIA AQUIFOLIUM OREGON GRAPE	5 GAL	PER PLAN	31	LOW	12, 17/PP-1	FULL & BUSHY
	MAHONIA REPENS CREEPING MAHONIA	5 GAL	PER PLAN	1,592	LOW	12, 17/PP-1	FULL & BUSHY
	MYOPORUM PARVIFOLIUM PROSTRATE MYOPORUM	5 GAL	PER PLAN	525	MEDIUM	12, 17/PP-1	FULL & BUSHY
	MYRTUS C. COMPACTA DWARF MYRTLE	5 GAL	PER PLAN	591	MEDIUM	12, 17/PP-1	FULL & BUSHY
	PHOENIX FRASERI PHENIX	5 GAL	PER PLAN	30	LOW	12, 17/PP-1	FULL & BUSHY
	ROSA SOPHIE'S COTTAGE ROSE	5 GAL	PER PLAN	94	MEDIUM	12, 17/PP-1	FULL & BUSHY
	ROSMARINUS O. 'PROSTRATUS' PROSTRATE ROSEMARY	1 GAL	PER PLAN	3,101	LOW	12, 17/PP-1	FULL & BUSHY
	ROSMARINUS O. 'BLUE SPRUCE' TUSCAN BLUE ROSEMARY	5 GAL	PER PLAN	173	LOW	12, 17/PP-1	FULL & BUSHY
	SALVIA CLEVELANDII CLEVELAND SAGE	5 GAL	PER PLAN	535	LOW	12, 17/PP-1	FULL & BUSHY
	SALVIA LEUCANTHA MEXICAN BUSH SAGE	5 GAL	PER PLAN	341	LOW	12, 17/PP-1	FULL & BUSHY
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	PER PLAN	119	LOW	12, 17/PP-1	FULL & BUSHY
	ARTEMISIA 'EDWARD GOUCHER' PARCERISA	5 GAL	PER PLAN	82	MEDIUM	12, 17/PP-1	FULL & BUSHY
GROUNDCOVERS							
	MARATHON II COOL SEASON TURF	SOD		9,150 S.F.	HIGH	7/PP-1	-
	BACCHARIS PIGM. 'PIGMY' DWARF COYOTE BRUSH	ROOTED CUTTINGS 24" O.C.		15,150 S.F.	LOW	14/PP-1	TRIANGULAR SPACING
	CONTONEASTER D. 'SCARLET' SCARLET FIRE THORNY COTONEASTER	1 GAL 24" O.C.		7,700 S.F.	MEDIUM	14/PP-1	TRIANGULAR SPACING
	MYOPORUM PARVIFOLIUM PROSTRATE MYOPORUM	ROOTED CUTTINGS 18" O.C.		2,700 S.F.	LOW	14/PP-1	TRIANGULAR SPACING
	OSTEOSPERMUM FRUTICOSUM SYMPHONY MASSARIA DAISY	ROOTED CUTTINGS 18" O.C.		13,950 S.F.	LOW	14/PP-1	TRIANGULAR SPACING
	VERBENA PEGIDA TAPIOCA VERBENA	ROOTED CUTTINGS 18" O.C.		19,400 S.F.	LOW	14/PP-1	TRIANGULAR SPACING
NOT SHOWN							

NOTES: 3" THICK LAYER OF THICK LAYER MOSTLY CUTTING AREAS OF MEDIUM GRADE CEDAR MULCH IN ALL PLANTED BEDS (EXCLUDING TURF AND HYDROSEED). SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.

SYMBOL						
HYDROSEED MIX						
	CALIFORNIA NATIVE GRASSES MIX PT. REDYER SEED (213) 624-9944	HYDROSEED	19,200 S.F.	LOW/MEDIUM	-	SEE PLANT SCHEDULE

PLANT NAME / COMMON NAME	LBS/ACRE	MIN % PURITY	MIN % GERM
ARTEMISIA ARBUSCULA LOW SAGEBRUSH	0.50	90.00	60.00
ARTEMISIA PURSHIANA PURSH'S SAGE	1.00	80.00	65.00
ELYMUS GLAUCUS BLUE WILD RYE	4.00	90.00	80.00
ELYMUS MULTISETUS SLENDER WHEATGRASS	2.00	90.00	80.00
HORDEUM BRACHYANTHERUM BALDWIN'S BARLEY	0.50	90.00	80.00
LUPINUS BICOLOR PYGMY LEAFED LUPINE	2.00	90.00	80.00
MIMULUS GUTTATUS TIGER MONKEY FLOWER	0.50	70.00	70.00
MIMULUS OPTIMUS OF PRIMA MONKEY FLOWER	0.50	90.00	70.00
ESCHSCHOLZIA CALIFORNICA CALIFORNIA POPPY	3.00	90.00	70.00
SPOROBOLUS AIROIDES ALKALI SACATON	1.00	90.00	70.00
HORDEUM BRACHYANTHERUM BALDWIN	4.00	90.00	70.00
VULPIA MICROSTACHYS SMALL FESCUE	3.00	90.00	60.00

NOTE: HYDROSEEDING SHOULD INCLUDE:
- 2000 LB/ACRE EXCELSIOR FIBER MULCH
- 150 LB/ACRE ENVIRONMENTAL TACKIFIER
- 250 LB/ACRE ENVIRO-TEC BIOSYNTHETIC MULCH BLEND
- FERTILIZER RATE: 35-35-10 AS CONSULTED BY CONTRACTOR

SYMBOL						
VINES						
	DISTICTIS BUCCINATORIA RED CAP TRUMPET VINE	5 GAL	12' O.C.	165	MEDIUM	17/PP-1 FULL OR STAKE
	FICUS PUMILA CREEPING FIG VINE	5 GAL	12' O.C.	315	MEDIUM	17/PP-1 FULL OR STAKE
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	5 GAL	12' O.C.	143	MEDIUM	17/PP-1 FULL OR STAKE

MISCELLANEOUS

- 6' HIGH REDWOOD HEADER BOARD BETWEEN TURF AND SHRUB BEDS. REFER TO DETAIL 14, SHEET PP-1
- FENCE LINE PER CIVIL ENGINEER.

NOT FOR CONSTRUCTION

RHA LANDSCAPE ARCHITECTS
6218 BROCKTON AVENUE
SUITE 212
RIVERSIDE, CA 92506
INC. #1172
PH (951) 781-1830
FAX (951) 682-0951

OWNER:
PALM DESERT DEVELOPMENT COMPANY
P.O. BOX 3958
PALM DESERT, CA 92261
(760) 568-1048

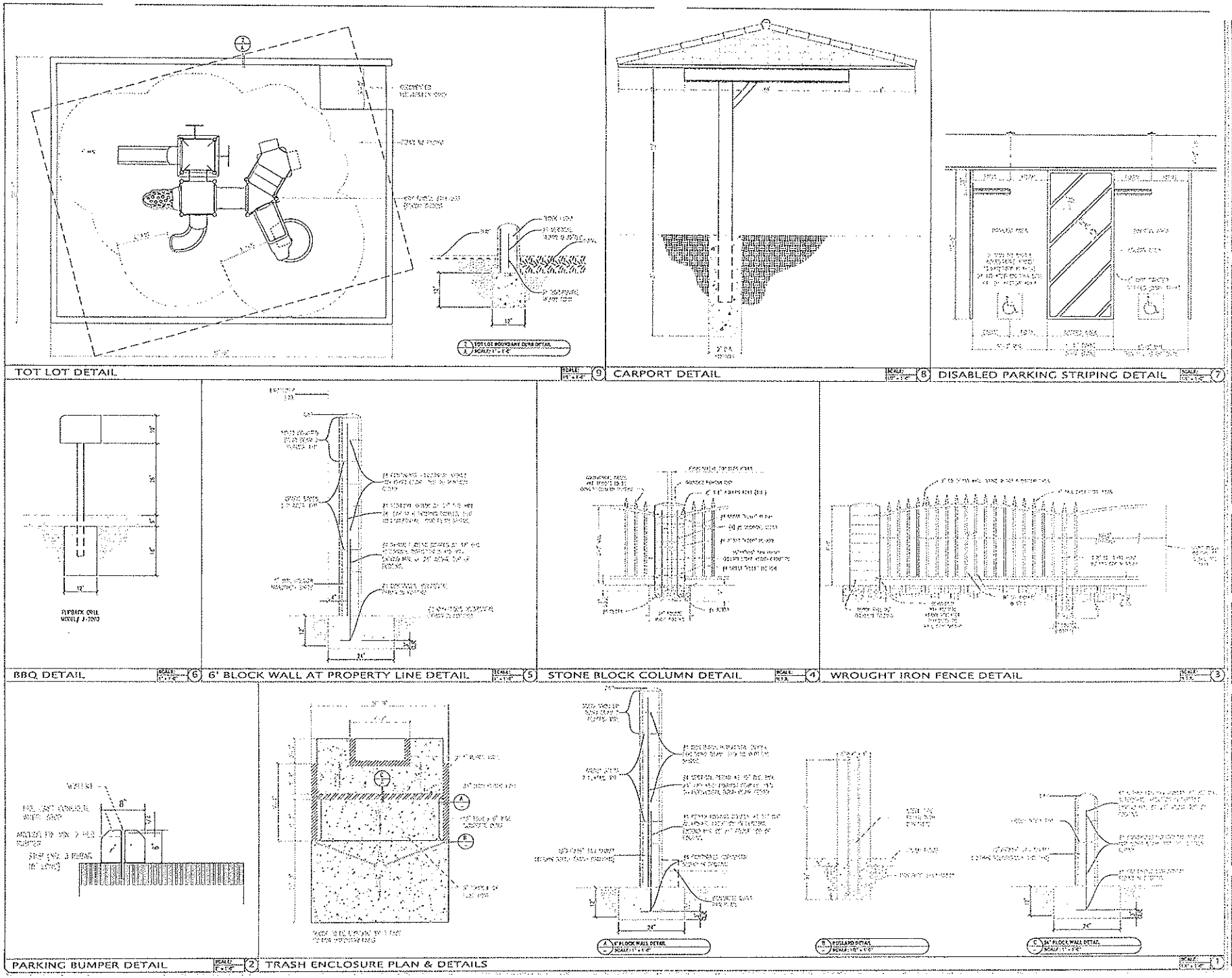
PROJECT:
Tres Lagos
Senior Housing–Wildomar
LANDSCAPE PLANS
COUNTY OF RIVERSIDE, CA
A.P.N. 380-100-008, 009, 010, 011, 012

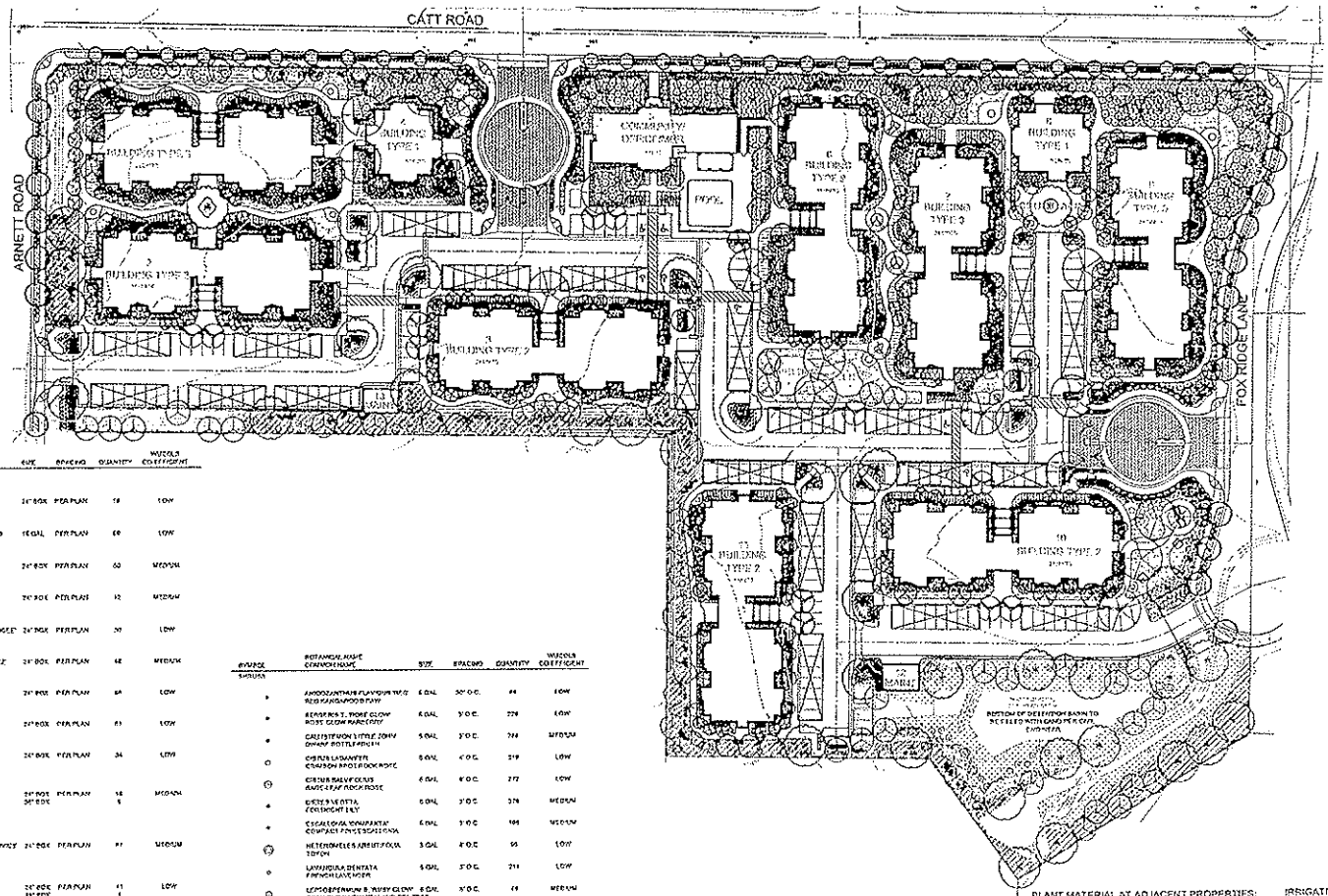
REVISIONS	DATE	BY

SHEET TITLE
CONCEPTUAL PLANTING PLAN

DESIGNED SR
DRAWN SR
CHECKED
DATE 02/13/08
SCALE 1"=20'
JOB NO. 07166

SHEET
PP-2
OF 12 SHEETS


TOT LOT DETAIL
CARPORT DETAIL
DISABLED PARKING STRIPING DETAIL
BBQ DETAIL
6' BLOCK WALL AT PROPERTY LINE DETAIL
STONE BLOCK COLUMN DETAIL
WROUGHT IRON FENCE DETAIL
PARKING BUMPER DETAIL
TRASH ENCLOSURE PLAN & DETAILS
Palm Desert Development Company
TRES LAGOS
ARCHITECTURAL DETAILS
D-1.1



PLANTING PALETTE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY	WUCOLS COEFFICIENT
TREES					
	CINNAMOMUM CAMPHORA CAMPHOR	24" BOX	PER PLAN	18	LOW
	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	15 GAL	PER PLAN	69	LOW
	GINKGO B. 'AUTUMN GOLD' MAIDENHAIR TREE	24" BOX	PER PLAN	60	MEDIUM
	KOELREUTERIA BIPINNATA GOLDEN RAIN TREE	24" BOX	PER PLAN	12	MEDIUM
	LAGERSTROEMIA F. 'SARUHOGEE' SAVE MEDALLION® MYRTLE	24" BOX	PER PLAN	30	LOW
	LAGERSTROEMIA I. 'NATCHEZ' WHITE CRAPE MYRTLE	24" BOX	PER PLAN	48	MEDIUM
	LAURUS N. 'SARATOGA' SARATOGA BAY LAUREL	24" BOX	PER PLAN	84	LOW
	OLEA E. 'WILSONII' WILSON'S OLIVE	24" BOX	PER PLAN	63	LOW
	PRUNUS ILICIFOLIA CATALINA IRONWOOD	24" BOX	PER PLAN	34	LOW
	PISTACIA CHINENSIS CHINESE PISTACHE	24" BOX 36" BOX	PER PLAN	18 5	MEDIUM
	PRUNUS C. 'KRAUTER VESUVIUS' PURPLE LEAF PLUM	24" BOX	PER PLAN	47	MEDIUM
	QUERCUS SUBER CORK OAK	24" BOX 48" BOX	PER PLAN	41 4	LOW
	SYNCHOLOSPERMUM FLAVUM SWEETGUM TREE	24" BOX	PER PLAN	22	MEDIUM

NOTE: ALL TREES LOCATED WITHIN 6' OF BUILDING, FOUNDATION, UTILITY, OR HARDSCAPE FEATURE TO BE ONE 24" PANEL-STYLE CENTROID BARRIER BETWEEN TREE AND STREET PER 3.

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY	WUCOLS COEFFICIENT
SHRUBS					
	ANIGOZANTHUS FLAVIDUS TALL RED KANGAROO PAW	5 GAL	30" O.C.	44	LOW
	BERBERIS T. 'MORE GLOW' MORE GLOW BARBERRY	5 GAL	3' O.C.	278	LOW
	CARISSA MACROCARPA 'DWARF BOUTIQUE' DWARF BOUTIQUE PRINCESS	5 GAL	3' O.C.	284	MEDIUM
	CERCIS LANIGERA CHAISON ROSE BUD ROCK ROSE	5 GAL	4' O.C.	219	LOW
	CISTUS SALVIFOLIUS SAGE LEAF ROCK ROSE	5 GAL	4' O.C.	272	LOW
	COLLETIA PARADOXA COAHUILA CROSS VINE	5 GAL	3' O.C.	378	MEDIUM
	CYCLOPIA GENISTOIDES 'COMPACT' COMPACT FOX CYCLOPIA	5 GAL	3' O.C.	186	MEDIUM
	HETEROMELES ARBUTIFOLIA TOYON	5 GAL	4' O.C.	95	LOW
	LANTANA DENTATA FRENCH LAVENDER	5 GAL	3' O.C.	211	LOW
	LEPTOSPERMUM S. 'RUBY GLOW' RUBY GLOW NEW ZEALAND TEA TREE	5 GAL	3' O.C.	49	MEDIUM
	MAHONIA AQUIFOLIUM OREGON GRAPE	5 GAL	5' O.C.	31	LOW
	MAHONIA BEALEI CREEPING MAHONIA	1 GAL	24" O.C.	1,842	LOW
	MAHONIA N. 'COMPACTA' DWARF MAHONIA	5 GAL	3' O.C.	829	MEDIUM
	MYRTUS C. 'COMPACTA' DWARF MYRTLE	5 GAL	3' O.C.	674	MEDIUM
	PHORMIUM FRANKEN PHORMIUM	5 GAL	4' O.C.	85	LOW
	ROSA 'ICEBERG' ICEBERG ROSE	5 GAL	4' O.C.	96	MEDIUM
	ROSMARINUS O. 'PROSTRATUS' PROSTRATE ROSEMARY	1 GAL	30" O.C.	2,101	LOW
	ROSMARINUS O. 'BLUE SPIRES' TUSCAN BLUE ROSEMARY	5 GAL	4' O.C.	319	LOW
	SALVIA CLEVELANDII CLEVELAND SAGE	5 GAL	4' O.C.	130	LOW
	SALVIA LEUCANTHA MEXICAN BUSH SAGE	5 GAL	4' O.C.	364	LOW
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	4' O.C.	154	LOW
	ASELIA G. 'EDWARD GOUCHER' PINK ASELIA	5 GAL	4' O.C.	53	MEDIUM

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY	WUCOLS COEFFICIENT
HYDROSEEDS					
	CALIFORNIA native GRASSLAND (PER STOCK MIX PER CITY ENGINEER)	HYDROSEED		18,250 S.F.	LOW/MEDIUM

SEED RATE: 35 LB/ACRE

BOTANICAL NAME / COMMON NAME	LB/ACRE	MIN % PURITY	MIN % GERM
ARCTOTHECA CALENDULA (CAPE WEED)	2.00	85.00	40.00
ARCTOTIS STOEBOIDA (PURPLE, TRIBE) ANN	4.00	90.00	45.00
BOUTELOUA GRACILIS (BLUE GRAMA)	5.00	90.00	80.00
ELYMUS MULTISETUS (BIG BOOTHILL)	2.00	90.00	60.00
HELIANTHUS PARADOXUS (PARADOX SUNFLOWER)	6.50	92.00	35.00
LUPINUS BICOLOR (BIT POPULAR) (LUPINE)	3.00	95.00	80.00
MIMULUS GUTTATUS (SEED MONKEYFLOWER)	0.50	2.00	75.00
NASSELLA (STIPA) PULCHRA (PURPLE NEEDLEGRASS)	4.00	90.00	72.00
ESCHSCHOLZIA CALIFORNICA (CALIFORNIA POPPY)	3.00	94.00	70.00
SPHENOPHOLIS ABYSSICA (FOXTAIL MEADOW)	1.00	95.00	95.00
VERBENA BIPINNATIFIDA (PRAIRIE VERBENA)	1.00	95.00	75.00
VICTORIA MICROSTACHYS (SWEET VICTORIA)	2.00	90.00	80.00

NOTE: HYDROSEEDING PLANT TO INCLUDE:
- 2000 LB MULCH PER ACRE FOR MULCH
- 100 LB MULCH PER ACRE FOR HYDROSEED
- 40 LB MULCH PER ACRE FOR COMPACTAL INOCULUM
- FERTILIZER PER SOILS TEST TO BE CONFIRMED BY CONTRACTOR

PLANT MATERIAL AT ADJACENT PROPERTIES:

CATT ROAD:
LAGERSTROEMIA INDICA (CRAPE MYRTLE) (STREET TREE)
ARECA (PALMA) (MAN) ARECA
DICTELA VIRGULATA (DWARF GUM)
CORDYLINE VIRIDIS (TI PLANT)
PURPLE HOPSEED BUSH
SYNCOLOSPERMUM (SWEETGUM)
PHOENIX FRANKENI (PHOENIX)
PHOENIX FRUITICANA (PHOENIX)

FOX RIDGE LANE: GRAVEL ROAD WITHIN EASEMENT
NO LANDSCAPE

ARNETT ROAD: CONSIDERATION OF CAMPHOR NO CAMPHOR (STREET TREE)
ARECA (PALMA) (MAN) ARECA
DICTELA VIRGULATA (DWARF GUM)
SYNCOLOSPERMUM (SWEETGUM)
PHOENIX FRANKENI (PHOENIX)

PARKING SHADE REQUIREMENTS:

TOTAL PARKING	723 STALLS
COVERED PARKING	109 SPACES
UNCOVERED PARKING	614 STALLS
SHADED BY TREE CANOPY	7,193 S.F.
PERCENTAGE SHADED BY TREES	12.1%

IRRIGATION DESIGN BASED ON 65 PSI (DYNAMIC) AT WELL
MAINLINE OF ELSINORE VALLEY WATER DISTRICT (ERSE 61.0)
CONSERVATION SHALL BE EXPECTED WITH THE PROCEDURE AND
ALERT LANDSCAPE ARCHITECT IF ANY DISCREPANCIES

EXISTING STATIC WATER PRESSURE ..... 67 PSI
MINIMUM DESIGN PRESSURE ..... 45 PSI
PEAK IRRIGATION DEMAND ..... GPM

NOTE: SYSTEM TO CONNECT TO POTABLE WATER
FOR NOW WITH PROVISIONS FOR A FUTURE
RECLAIMED WATER CONNECTION

IRRIGATION EQUIPMENT:

SITE WIDE IRRIGATION EQUIPMENT:

WATER CONNECTION	2" CONNECTION TO DOMESTIC SUPPLY
CONTROLLER:	SIMILAR AS ARTELL MODEL SMART CONTROLLER WITH STATION DECODER AND FLOW SENSOR
FACILITY LOW DEVICE:	TEMCO MODEL WITH STAINLESS CASE SERIES ENCLOSURE
IRRIGATION VALVE:	NEWON SERIES
MAINLINE PIPE:	SCHEDULE 40 PVC PURPLE PIPE

SPRAY EQUIPMENT: TURF AREAS

LATERAL PIPE:	SCHEDULE 40 - PURPLE PIPE
SUPPLIES:	SCHEDULE 40 - PURPLE PIPE
MASTER VALVE:	SUPERIOR SERIES VALVE
PRESSURE CONTROL VALVE:	RAINBIRD PRS-D
QUICK COUPLER VALVES:	RAINBIRD MODEL
SPRAY HEADS:	SPRAY HEADS WITH SHUTOFF VALVES

NOTE 1: NO LOW HEAD DRAINAGE ALLOWED
PURPLE PIPE TO BE INSTALLED FOR FUTURE RECYCLED WATER

DRIP EQUIPMENT: SHRUB AND GROUNDCOVER AREAS

DRIP VALVES:	RAINBIRD XCZ-100-PGV-BY
DRIP AIR RELIEF VALVES:	RAINBIRD AIR VALVE KIT
DRIP EMITTERS:	RAINBIRD XERIBUG
DRIP FLUSH CAPS:	RAINBIRD MODEL XF
DRIP TUBING:	1/2" POLYETHYLENE TUBING, 1/4" DISTRIBUTION LINE WITH OPTIONAL

IRRIGATION STATEMENT:

THE PROPOSED IRRIGATION PLAN FOR THIS PROJECT, THIS LARGE DEVELOPMENT INCLUDES WELL SOLAR WITH PROVIDE POTABLE WATER AND ELECTRICAL CONNECTION IRRIGATION EQUIPMENT CONSISTS WITH A RAIN SENSOR AND FLOW SENSOR. DRIP IRRIGATION WILL BE APPLIED TO ALL SHRUB AREAS TO INCREASE IRRIGATION EFFICIENCY AND SPRAY HEADS FOR THE LIMITED TURF AREAS WILL INCORPORATE SPRAY CHECK VALVES TO AVOID LOW HEAD DRAINAGE. IRRIGATION VALVES WILL BE INSTALLED STRATEGICALLY TO ALLOW FOR MORE EFFICIENT SYSTEM MAINTENANCE.

MAXIMUM ALLOWABLE WATER APPLICATION:

MAWA = Eto x 0.62 x LA x 0.55 x 0.9 x 0.62 (Water)

MAWA = MAXIMUM ALLOWABLE WATER USE/ACRE
ETo = EVAPOTRANSPIRATION RATE = 48 IN.
LA = LANDSCAPE AREA = SQUARE FOOTAGE OF PLANTING ON SITE
0.5 = ALLOWABLE PERCENTABLE OF ET
0.62 = CONVERSION FACTOR TO GALLONS

MAWA = 48 X 0.5 X 0.55 X 0.9 X 0.62
MAWA = 0.209 ET GALLONS/YEAR

RHA LANDSCAPE ARCHITECTS PLANNERS INC
8316 MISSION AVENUE
SUITE 212
RIVERSIDE, CA 92506
LIC. #1515
PH. (951) 781-1830
FAX (951) 686-2095

CLIENT:
PALM DESERT DEVELOPMENT COMPANY
P.O. BOX 3958
PALM DESERT, CA 92261
(760) 568-1048

PROJECT:
Tres Lagos
Senior Housing-Wildomar
LANDSCAPE PLANS
COUNTY OF RIVERSIDE, CA
A.P.N. 380-100-008, 009, 010, 011, 012

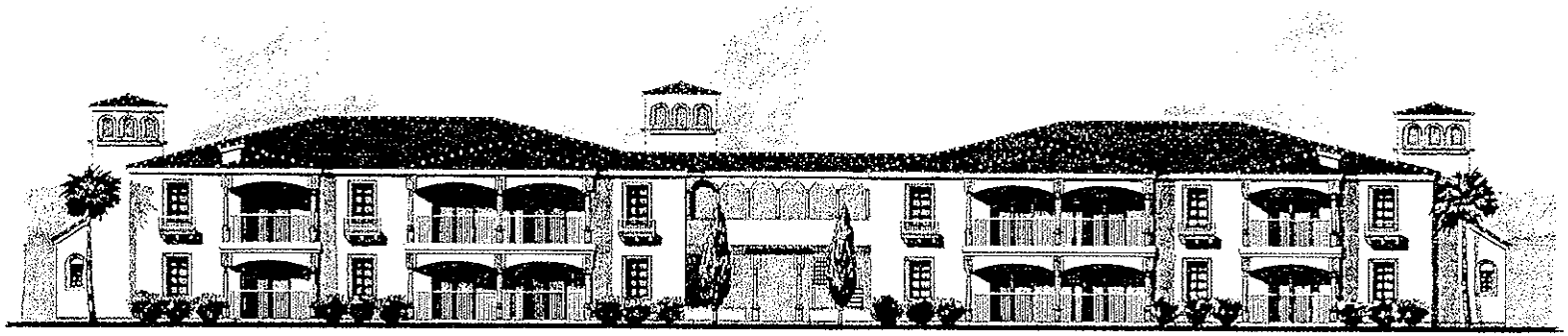
REVISIONS	DATE	BY

LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

SHEET TITLE:
CONCEPTUAL LANDSCAPE PLAN

DESIGNED: ER
DRAWN: ER
CHECKED:
DATE: 04/15/08
SCALE: 1"=40'
JOB NO: 07116

SHEET
CL-1
OF 13 SHEETS



FRONT & REAR ELEVATION

END ELEVATION

END ELEVATION

EXTERIOR ELEVATIONS

Palm Desert Development Company

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41648
Project Case Type (s) and Number(s): Plot Plan No. 23188
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Kevin Manning
Telephone Number: 760-568-1048
Applicant's Name: Palm Desert Development Company
Applicant's Address: 44-139 Monterey Ave., Ste A, Palm Desert, CA 92260

I. PROJECT INFORMATION

Project Description: The proposed project proposes to construct a senior apartment complex. The project located in the community of Wildomar, in the County of Riverside. The project will consist of 10 buildings with 209 apartments comprised of one and two bedroom units for rental, a community center and a maintenance building. The project is located south of Catt Road, east of Arnett Road and west of Fox Ridge Lane.

The project consists of the following land use applications:

General Plan Amendment No. 891 proposes to change the current land use of Medium Density Residential (MDR 2-5 du/ac) to Highest Density Residential (H'TDR 20+ du/ac) under the Elsinore Area Plan.

Change of Zone No. 7608: proposes to change the zoning classification of Rural Residential (R-R) to General Residential (R-3).

Plot Plan No. 23188 proposes to construct 209 one and two bedroom units in 10-2 story buildings and one community building. The project will construct 243 parking spaces, two maintenance buildings, walking areas, putting green, circuit training locations, water quality/detention basin, off-site storm drain facilities, improvements to Catt Roadand community gardens. The community building will consist of a swimming pool, computer facility, gymnasium, and library, while housing the managers unit on the second floor. The entire project will be constructed in three phases with the first phase beginning with four tenant buildings, associated parking, and the community building being constructed first. The second construction phase will include four tenant buildings, the construction of Fox Ridge Land (Private) and associated amenities, and the third will consist of two tenant buildings and associated improvements. The project will be required to construct and maintain Fox Ridge Lane, as a private road. (APN 380-100-008-4, 380-100-009-5, 380-100-010-5, 380-100-011-5 & 380-100-012-7)

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

B. Total Project Area: 10.46 acres

Residential Acres: 10.46	Lots: 3	Units: 208	Projected No. of Residents: 626
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: Community of Wildomar			

C. **Assessor's Parcel No(s):** 380-100-008-4, 380-100-009-5, 380-100-010-5, 380-100-011-5 & 380-100-012-7

D. **Street References:** South of Catt Road, East of Arnett Road, West of Fox Ridge Lane

E. **Section, Township & Range Description or reference/attach a Legal Description:** Section 1, Township 7S, Range 4 West

F. **Brief description of the existing environmental setting of the project site and its surroundings:** The project site consists of approximately 10.46 acres of residential land uses. The project area is surrounded by large tract developments to the north and west and commercial developments to the east. The site currently contains four vacant residences, which will not be part of the project.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. **General Plan Elements/Policies:**

1. **Land Use:** The Elsinore Area Plan currently designates the project site as Medium Density Residential (MDR). The proposed project includes land uses beyond those designated in the "Medium Density Residential" designation. The project land use includes Highest Density Residential (H'TDR). In order to implement this density range, a General Plan Amendment is proposed for the project. The proposed project meets all other applicable land use policies and elements of the General Plan.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of the proposed project. The proposed project meets all other applicable Multipurpose Open Space policies of the General Plan.

4. **Safety:** The project site is subject to ground-shaking and subsidence hazards. The proposed project is not located within any other special hazard zone (including high fire hazard area, dam inundation zone, etc.) The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element policies.

5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise Element policies of the General Plan.

6. **Housing:** The proposed project meets all applicable Housing Element policies.

7. **Air Quality:** The proposed project meets all applicable Air Quality Policies of the General Plan.

B. **General Plan Area Plan(s):** Elsinore Area Plan

C. **Foundation Component(s):** Community Development

D. **Land Use Designation(s):** Medium Density Residential (MDR)

E. **Overlay(s), if any:** N/A

F. **Policy Area(s), if any:** Mt. Palomar Nighttime Lighting Policy

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:**

	Land Use	Foundation Component	Area Plan
North	Medium Density Residential	Community Development	Elsinore
South	Medium Density Residential	Community Development	Elsinore
East	Commercial Retail	Community Development	Elsinore
West	Medium Density Residential	Community Development	Elsinore

H. **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

I. **Existing Zoning:** Rural Residential (R-R)

J. **Proposed Zoning, if any:** General Residential (R-3)

K. **Adjacent and Surrounding Zoning:** One-Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5) to the north, Rural Residential (R-R) and One-Family Dwelling (R-1) to the south, Scenic Highway Commercial (C-P-S) and Rural Residential (R-R) to the east, and Rural Residential (R-R) and One-Family Dwelling (R-1) 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
- ☐ Agriculture Resources
- ☐ Air Quality
- ☒ Biological Resources
- ☒ Cultural Resources
- ☒ Geology/Soils
- ☒ Hazards & Hazardous Materials
- ☐ Hydrology/Water Quality
- ☐ Land Use/Planning
- ☐ Mineral Resources
- ☒ Noise
- ☐ Population/Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation/Traffic
- ☐ Utilities/Service Systems
- ☐ Other
- ☐ 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, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
☐ 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

May 5, 2008
Date

Jeffery Childers, Urban Regional Planner IV
Printed Name

For Ron Goldman, 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: Riverside County General Plan Figure C-7 "Scenic Highways", ELAP

Findings of Fact:

a) The project is not located within a scenic highway corridor. The nearest state eligible scenic highway is Interstate 15 (from Corona south to the San Diego County line). The proposed project will not affect any scenic resources, as the project is located approximately 900 feet west of Interstate 15 and is not visible from the highway due to existing residential developments between the highway and the project site. The project will be compatible with the existing setting in the surrounding area and therefore will have a less than significant impact on scenic corridors.

b) No specific scenic resources such as rock outcroppings or unique features, exist on the site. However the proposed project will change the appearance of the site from the adjacent public roadways and will remove existing trees located within the project's interior. The project development will include frontage buffers, setbacks, landscaping, and other design measures to screen undesirable aspects of the site development from Catt Road. Inclusion of these design features in the project is addressed through County conditions of approval, plan check and permit procedures, and code enforcement practices. Impacts related to aesthetics are considered less than significant.

Mitigation: None required

Monitoring: None required

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), ELAP Figure 6 "Mt. Palomar Nighttime Lighting Policy"

Findings of Fact:

a) The proposed project is located within Zone B (27.71 miles) of the Mt. Palomar Nighttime Lighting Policy Area. Development in the area will be required to adhere to the lighting requirements (i.e., lighting time limits, shielding, type of light bulbs, etc.) specified in County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory. The proposed project will adhere to the standards established in the Countywide Design Guidelines which require hooding, shielding and using low emission lights to avoid light pollution. By complying with Ordinance 655 as well as complying with the Countywide Design Guidelines the project will not result in significant impact to the observatory. Therefore, no adverse impacts to the Mt. Palomar Observatory will occur, impacts are considered less than significant.

Mitigation: None required

Monitoring: None required

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: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will introduce new sources of nighttime light and glare into the area from residential street lighting, park lighting as well as outdoor lighting from individual residences. Spill of light onto surrounding properties, and "night glow" can be reduced by using hoods and other design features on light fixtures used on residential streets. Inclusion of these design features in the project is addressed through standard County conditions of approval, plan check, permit procedures, and code enforcement practices. Potential impacts associated with glare will be reduced to less than significant levels through these standard County practices and procedures.

b) Existing land uses surrounding the project site are generally undeveloped or developed with low density residential uses. Spill of light onto surrounding properties, and "night glow" can be reduced by using hoods and other design features. Inclusion of these design features in the project is addressed through standard County Conditions of Approval, plan check and permit procedures, and code enforcement practices. Due to the incorporation of appropriate design features to reduce light spill (i.e., shielding and hooding of light fixtures) it is expected that neighboring residential properties will

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

not be exposed to unacceptable light levels and impacts resulting from the project will be less than significant.

Mitigation: None required

Monitoring: None required

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: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and ELAP

Findings of Fact:

a) According to the Riverside County General Plan, the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; therefore, there are no potential impacts to converting farmland to non-agricultural uses.

b) No agricultural uses are being conducted at the project site, or within the immediate vicinity of the project site. The project site is not under a Williamson Act contract and is not zoned for agricultural uses. Therefore, the project will not conflict with existing agricultural uses, no impacts.

c) See response to Item (a) & (b), above.

d) See response to Item (a) & (b), above.

Mitigation: None required

Monitoring: None required

AIR QUALITY Would the project				
5. Air Quality Impacts	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Air Quality Impact Analysis (Webb 2008)

Findings of Fact:

a) The Air Quality Management Plan (AQMP) for the South Coast Air Basin (SCAB) sets forth a comprehensive program that will lead the SCAB into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emission projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections or evaluation of assumed emissions.

The 2007 AQMP was developed based on SCAG population projections for the region. The population projections made by SCAG are based on existing and planned land uses as set forth in the various general plans of local governmental jurisdictions within the region. The project involves the development of a 208-unit senior housing complex within the City of Wildomar, in Riverside County. According to the Elsinore Area Plan, within the Riverside County General Plan, the project site is designated as residential. The proposed land use designation is also residential. Since the project will be developed with land uses that are in accordance with the currently approved area plan land use designations, the project is also considered to be in compliance with the AQMP. Therefore, the proposed project will not conflict with or obstruct implementation of the applicable air quality plan and potential impacts will be less than significant.

b) Air quality impacts can be described in a short-term and long-term perspective. Short-term impacts will occur during site grading and project construction. Long-term air quality impacts will occur once the project is in operation.

SHORT-TERM IMPACTS

Short-term emissions consist of fugitive dust and other particulate matter, as well as exhaust emissions generated by construction-related vehicles. Short-term impacts will also include emissions

generated during construction as a result of operation of personal vehicles by construction workers, asphalt degassing, and architectural coating (painting) operations during construction.

The project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites. In addition, projects that disturb 50 acres or more of soil or move 5,000 cubic yards of materials per day are required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD. Based on the size of this project, a Fugitive Dust Control Plan or Large Operation Notification would not be required.

REGIONAL SIGNIFICANCE THREHSOLD ANALYSIS

The SCAQMD CEQA Air Quality Handbook (1993) states that any project in the SCAB with daily emissions that exceed any of the established regional thresholds should be considered as having an individually and cumulatively significant air quality impact. The thresholds for construction are shown in the following table:

Emission Threshold	Units	ROG	NO_X	CO	SO_X	PM-10	PM-2.5
Daily Threshold – Construction	lbs/day	75	100	550	150	150	55
Daily Threshold – Operations	lbs/day	55	55	550	150	150	55

Short-Term Analysis

Short-term emissions consist of fugitive dust and other particulate matter from demolition and grading, as well as exhaust emissions generated by construction-related vehicles. Short-term impacts will also include emissions generated during construction as a result of operation of personal vehicles by construction workers, asphalt degassing and architectural coating (painting) operations during construction.

SCAQMD Rule 1113 governs the sale of architectural coatings and limits the volatile organic content (VOC) in paints and paint solvents. This rule dictates the Volatile Organic Compounds (VOC) content of paints available for use during building construction, thereby reducing impacts.

Short-term emissions were evaluated using the URBEMIS 2007 for Windows version 9.2.4. The total construction period for the proposed project is expected to be approximately 3 years; from June 2009 to April 2012. When project-specific information was not available, the default parameters within URBEMIS were used and these default values reflect a worst-case scenario, which means that project emissions are expected to be equal to or less than the estimated construction emissions. In addition to the default values used, several assumptions relevant to model input for short-term construction emission estimates are:

- The project site is currently mostly vacant (with the exception of four existing residential structures). The demolition of these residences are proposed to start on 6/1/09 and take approximately 1 week. The total volume to be demolished for all four houses was obtained from

the Riverside County GIS interactive website (Riv. Co. GIS) assuming an average building height of 15 feet and 20 feet for one- and two-story buildings, respectively.

- The site grading will start after demolition is complete and will last approximately 2 months. On-site dirt cut/fill was estimated to be approximately 58,500 cubic yards.
- Once grading is completed, building construction will begin.
- Construction of a 60-inch diameter, 800-foot long storm drain connecting to Hidden Springs Road is part of the project and will occur between July 2009 and October 2009.

Table 1, Estimated Daily Construction Emissions, summarizes the estimated construction emissions.

Table 1, Estimated Daily Construction Emissions

Activity/Year	Peak Daily Emissions (lb/day)					
	VOC	NO_X	CO	SO_2	PM-10	PM-2.5
SCAQMD Daily Construction Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Demolition	1.09	9.74	5.48	0.01	4.59	1.35
Site Grading	3.22	26.52	14.12	0.00	106.47	23.19
Building Construction	5.39	25.53	50.10	0.05	1.83	1.55
Painting	61.49	0.14	2.52	0.00	0.03	0.02
Paving/Asphalt	2.82	15.56	11.18	0.00	1.31	1.19
Storm drain construction	3.65	30.08	16.41	0.00	1.64	1.50
Maximum [1]	**73.35**	**71.31**	**80.21**	**0.05**	**108.11**	**24.69**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: See Appendix A for model output report.
[1] Demolition and site grading occur independently prior to building construction. Building construction could occur concurrently with painting/coating and paving of roads. Therefore, the maximum emissions are the greater of either demolition alone, site grading alone, or the sum of building construction, painting, asphalt, and storm drain construction.

Evaluation of the above table indicates that all criteria pollutant emissions from construction of this project are below the SCAQMD regional air quality thresholds.

Long-Term Impacts

Long-term emissions are evaluated at build-out for the completed project at the end of construction. Operational emissions refer to on-road motor vehicle emissions from project build-out. Area source emissions include stationary combustion emissions (assumed to occur throughout the year in southern California) of natural gas used for space and water heating, yard and landscape maintenance, and consumer use of solvents and personal care products. URBEMIS 2007 computes operational and area source emissions based upon default factors and land use assumptions for each project. Separate emissions were computed for both summer and winter. (Table 2, Estimated Daily Project Operation Emissions (Summer) (Table 3, Estimated Daily Project Operation Emissions (Winter)).

Table 2, Estimated Daily Project Operation Emissions (Summer)

Activity/Year	Peak Daily Emissions (lb/day)					
	ROG	NO_X	CO	SO_2	PM-10	PM-2.5
SCAQMD Daily Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Natural Gas	0.26	3.40	1.45	0.00	0.01	0.01
Landscaping	1.81	0.13	10.88	0.00	0.03	0.03
Consumer Products	10.72	--	--	--	--	--
Architectural Coatings	0.76	--	--	--	--	--
Vehicles	7.11	9.54	73.63	0.06	10.22	2.07
Total	**20.66**	**13.07**	**85.96**	**0.06**	**10.26**	**2.11**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Table 3, Estimated Daily Project Operation Emissions (Winter)

Activity/Year	Peak Daily Emissions (lb/day)					
	ROG	NO_X	CO	SO_2	PM-10	PM-2.5
SCAQMD Daily Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Natural Gas	0.26	3.40	1.45	0.00	0.01	0.01
Hearth	0.10	1.73	0.74	0.01	0.14	0.14
Landscaping	1.81	0.13	10.88	0.00	0.03	0.03
Consumer Products	10.72	--	--	--	--	--
Architectural Coatings	0.76	--	--	--	--	--
Vehicles	7.09	11.31	71.80	0.05	10.22	22.07
Total	**20.74**	**16.57**	**84.87**	**0.06**	**10.40**	**22.25**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Summer and winter emissions of all criteria air pollutants will not exceed SCAQMD long-term regional thresholds.

Localized Significance Threshold Analysis

Short-Term Analysis

According to the LST methodology, only on-site emissions need to be analyzed. SCAQMD has provided LST lookup tables and sample construction scenarios (available on the internet at http://www.aqmd.gov/ceqa/handbook/LST/LST.html) to allow users to readily determine if the daily emissions for proposed construction or operational activities could result in significant localized air

quality impacts for projects 5 acres or smaller. For the Plot Plan 23188 project, no more than 3 acres will be disturbed per day, so the 3-acre LST lookup table was utilized to estimate the construction emissions. Project-specific information such as the amount of dirt handled per day and equipment numbers were input instead of default information when available.

The LST thresholds are estimated using the maximum daily disturbed area (in acres) and the distance of the project to the nearest sensitive receptors (in meters). Because there are residences adjacent to the project site, and to ensure a worst-case analysis, the nearest sensitive receptor position of 25 meters was used. SCAQMD linear regression calculations were utilized to obtain the threshold for 3 acres. The results are summarized in Table 4, LST Results for Construction Emissions.

Table 4, LST Results for Construction Emissions

Pollutant	**CO (lbs/day)**	**NO_X (lbs/day)**	**PM-10 (lbs/day)**	**PM-2.5 (lbs/day)**
LST Threshold for 3 acres	1172	417	8	5
Demolition	20.2	37.9	3.0	2.2
Grading	17.4	38.2	6.4	2.7
Building Construction	12.7	27.7	1.5	1.4
Arch. Coating and Paving	18.3	32.7	8	5
Exceeds Threshold?	**No**	**No**	**No**	**No**

Short-term construction emissions of CO, NO_X, PM-10, and PM-2.5 do not exceed the SCAQMD established localized thresholds of significance.

Long-Term Analysis

This project involves the development of a maximum of 208 new dwelling units. The majority of the operational emissions are in the form of mobile source emissions, without any stationary sources present. According to SCAQMD LST methodology, LST's would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site; such as warehouse/transfer facilities. The proposed project does not include such uses. Therefore, due to the lack of stationary source emissions, no long-term localized significance threshold analysis is needed.

Emissions of all criteria pollutants are below the SCAQMD regional thresholds. Additionally, no long-term LST analysis is needed. **Therefore, the short-term and long-term air quality impacts from the project are below all applicable SCAQMD thresholds of significance and are considered less than significant.**

c) Please refer to the discussion in 5(b). The portion of the South Coast Air Basin within which the project is located is designated as a non-attainment area for ozone, PM-10, and PM-2.5 under state

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, MSHCP, On-site Inspection, MBA 1

Findings of Fact:

a) The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and associated habitats in Western Riverside County. The MSHCP will serve as a HCP pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act of 1973, as amended, as well as a Natural Communities Conservation Plan (NCCP) under the NCCP Act of 2001. The MSHCP will result in an MSHCP Conservation Area in excess of 500,000 acres and focuses on Conservation of 146 species.

On June 22, 2004, the U.S. Fish and Wildlife Service approved the Section 10(a)(1)(B) permit and a Natural Community Conservation Planning permit was issued by the California Department of Fish and Game. The permits listed above provide take authorization for those species listed as threatened or endangered and identified in the permits as "Covered Species Adequately Conserved". Take of habitat for bird species is also permitted. The County of Riverside is a participating entity and permittee of the Western Riverside County Multiple Species Habitat Conservation Plan.

The MSHCP establishes "Criteria Area" boundaries in order to facilitate the process by which properties are evaluated for inclusion in the MSHCP Conservation. The Criteria Area is an area significantly larger than what may be needed for inclusion in the MSHCP Conservation Area, within which property will be evaluated using MSHCP Conservation Criteria. The Criteria Area is an analytical tool which assists in determining which properties to evaluate for acquisition and conservation under the MSHCP. The project site is not located within an MSHCP Criteria Cell.

As per Section 6.1.2 of the MSHCP, there were no vernal pools or riparian/riverine areas identified during the January site visit (MBA 1). Since no vernal pool or riparian/riverine habitats were identified, no impacts to these habitats or associated species are anticipated.

Per Section 6.3.2 of the MSHCP, additional surveys are required for certain species if the project is located within criteria areas shown on Figure 6-2 (Criteria Area Species Survey Area), Figure 6-3 (Amphibian Species Survey Areas with Critical Area), Figure 6-4 (Burrowing Owl Survey Areas with Criteria Area) and Figure 6-4 (Mammal Species Survey Areas with Criteria Area) of the MSHCP. The project site is not located in a Critical Area Species Survey Area (CASSA) for plants and mammals; no CASSA plant species were observed during the focused surveys for the site.

The project site is included in the MSHCP habitat assessment area for burrowing owl. The burrowing owl is a state species of special concern due to their decline in the State of California in the past 30 years. The biological assessment prepared for the project site (MBA 1) indicates that no burrows suitable for burrowing owl were identified on the site, thus the site is not suitable for nesting, but the site does contain suitable foraging habitat. No focused survey for burrowing owl will be required since there is no suitable nesting habitat. However, a 30-day preconstruction survey is required to determine if burrows are created on-site and if burrowing owls have occupied the site in the meantime (MM BIO 1).

The project site also lies within the Fee Area Boundary of the Stephens' Kangaroo Rat Habitat Conservation Plan (HCP) for the Western Riverside County prepared by the Riverside County Habitat Conservation Authority (1996). Within this Fee Area, suitable habitat is assumed to be occupied and focused surveys are not required. Mitigation requirements of potentially significant impacts to the Stephens' Kangaroo Rat are satisfied through payment of fees in accordance with the regulatory requirements of the U.S. Fish and Wildlife Service - approved HCP as set forth in Riverside County Ordinance No. 663.10.

The assessment also determined that the onsite trees provide suitable avian nesting habitats. Vegetation clearance should be conducted outside breeding season, which takes place during February to July to avoid impacts to nesting birds. Mitigation measure MM BIO 2 should be implemented to reduce any potential impacts.

Based on the above information as well as the implementation of mitigation measure MM Bio 1 and MM Bio 2, impacts will be less than significant with mitigation incorporated.

Mitigation:

MM BIO 1: A 30-day clearance survey shall be conducted prior to grading activities on-site. If surveys find the presence of BUOW, additional actions/mitigation will be required pursuant to the MSHCP, Fish and Game Code, and the MBTA to avoid owls and the takes of active nests.

MM BIO 2: If clearance of vegetation occurs during February and July, a pre-construction survey is required seven days prior to such activities. If birds are found to be present, an adequate buffer shall be determined by a qualified biologist in which no vegetation disturbance is permitted. The biologist shall monitor and determine when the nest is no longer active, at which time vegetation clearance could continue.

MM BIO 3: Prior to issuance of a grading permit, a jurisdictional delineation (JD) shall be prepared for the project site. If the JD identifies the drainage features as identified by USACE, CDFG, or Regional

Board, a permit from the appropriate agencies shall be obtained prior to the issuance of a grading permit.

Monitoring: Monitoring measures will be conducted by the Building and Safety Department through the permitting process.

b) No Threatened or Endangered species were observed on the site, and given the grading disturbance there is no potential for any MSHCP-listed plant and animal species to occur onsite due to a lack of viable habitat. The project site is within the Fee Area Boundary of the Stephens' Kangaroo Rat Habitat Conservation Plan (HCP) for the Western Riverside County prepared by the Riverside County Habitat Conservation Authority (1996). Within this Fee Area, suitable habitat is assumed to be occupied and focused surveys are not required. Mitigation requirements of potentially significant impacts to the Stephens' kangaroo rat are satisfied through payment of fees in accordance with the regulatory requirements of the U.S. Fish and Wildlife Service - approved HCP. Impacts to any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations are considered less than significant.

c) During field surveys, non-native vegetation was observed on-site, such as non-native grass species, short-pod mustard, and storksbill. The site is highly disturbed and partially developed. The site does not support any native plants or diverse fauna at this time. A limited abundance and diversity of wildlife were observed inhabiting and foraging at the site. MSHCP-listed plant and animal species of concern were not identified onsite. The biological assessment prepared for the project site (MBA 1) indicates that no burrows suitable for burrowing owl were identified on the site, thus the site is not suitable for nesting, but the site does contain suitable foraging habitat. Due to the site's location and type of habitat observed onsite, the project will have less than significant impacts with implementation of MM BIO 1.

Mitigation:
MM BIO 1: A 30-day clearance survey shall be conducted prior to grading activities on-site. If surveys find the presence of BUOW, additional actions/mitigation will be required pursuant to the MSHCP, Fish and Game Code, and the MBTA to avoid owls and the takes of active nests.

MM BIO 2: If clearance of vegetation occurs during February and July, a pre-construction survey is required seven days prior to such activities. If birds are found to be present, an adequate buffer shall be determined by a qualified biologist in which no vegetation disturbance is permitted. The biologist shall monitor and determine when the nest is no longer active, at which time vegetation clearance could continue.

MM BIO 3: Prior to issuance of a grading permit, a jurisdictional delineation (JD) shall be prepared for the project site. If the JD identifies the drainage features as identified by USACE, CDFG, or Regional Board, a permit from the appropriate agencies shall be obtained prior to the issuance of a grading permit.

Monitoring: Monitoring measures will be conducted by the Building and Safety Department through the permitting process.

d) The proposed project site is surrounded by existing development, and therefore, it is highly unlikely that the subject site occupies an important location relative to regional wildlife movement. Therefore,

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

implementation of the proposed project is not expected to have any substantial effect on local or regional wildlife movement, impacts are considered to be less than significant.

e) According to the biological assessment prepared for the project site, the southern portion of the site may contain a drainage feature under the jurisdiction of the United States Army Corps of Engineers (USACE) and/or the California Department of Fish and Game (CDFG). To the east of the project there is also a potential for jurisdictional features, however, a Jurisdictional Delineation will need to be prepared to determine such. Mitigation measure **MM BIO 3**, shall be implemented to determine if or under which jurisdiction the drainage features are covered. Therefore, with implementation of mitigation measure **MM BIO 3,** impacts to 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 re considered to be less than significant.

Mitigation:
MM BIO 1: A 30-day clearance survey shall be conducted prior to grading activities on-site. If surveys find the presence of BUOW, additional actions/mitigation will be required pursuant to the MSHCP, Fish and Game Code, and the MBTA to avoid owls and the takes of active nests.

MM BIO 2: If clearance of vegetation occurs during February and July, a pre-construction survey is required seven days prior to such activities. If birds are found to be present, an adequate buffer shall be determined by a qualified biologist in which no vegetation disturbance is permitted. The biologist shall monitor and determine when the nest is no longer active, at which time vegetation clearance could continue.

MM BIO 3: Prior to issuance of a grading permit, a jurisdictional delineation (JD) shall be prepared for the project site. If the JD identifies the drainage features as identified by USACE, CDFG, or Regional Board, a permit from the appropriate agencies shall be obtained prior to the issuance of a grading permit.

Monitoring: Monitoring measures will be conducted by the Building and Safety Department through the permitting process.

f) Development of the project site will not have an 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) The project site is not subject to any local policies or ordinance protecting resources other than the MSHCP. Impacts are therefore, considered less than significant.

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: On-site Inspection, MBA2

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

Findings of Fact:

a) In December of 2007, Michael Brandman Associates conducted a Phase 1 Cultural Resource Assessment on the project site and determined that none of the on-site structures associated with the previous residences qualify as a "historical resource". Additionally, due to the lack of cultural resources in the area, and the considerable distance to most of the resources within 1 mile of the project site, the sensitivity of the project site has been determined to be low. Therefore, impacts related to significant historical resources are considered less than significant.

b) The proposed project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5 as no historical resources are known to be located on the project site.

Mitigation: None required

Monitoring: None required

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: MBA2

Findings of Fact:

a) In December of 2007, Michael Brandman Associates conducted a Phase 1 Cultural Resource Assessment on the project site and determined that due to the lack of cultural resources in the area, and the considerable distance to most of the resources within 1 mile of the project site, the sensitivity of the project site has been determined to be low. However, in the unlikely event that archeological material is discovered during any earth moving operations, the mitigation measure below shall be implemented. Therefore, compliance with mitigation measure MM Cultural 1 will reduce potential impacts to below the level of significance.

Mitigation:

MM Cultural 1: Should any cultural, paleontological, and/or archeological resources be accidentally discovered during construction, construction activities shall be moved to other parts of the project site and a qualified paleontologist and/or archeologist shall be contacted to determine the significance of these resources. If the find is determined to be a historical or unique archeological resource, as defined in Section 15064.5 of the CEQA Guidelines, avoidance or other appropriate measures shall be implemented.

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

Monitoring: A qualified archeologist monitor shall be present during any earth-moving operations.

b) To ensure this project will have a less than significant impact in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5, this project has been conditioned to retain a qualified Archaeologist prior to the issuance of grading permits. (COA: 60.PLANNING.8)

c) The proposed project site development is not expected to disturb any human remains, including those interred outside of formal cemeteries. Due to the lack of formal cemeteries and informal family burial plots on site, the project is not expected to impact human remains. However, in the unlikely event that during construction suspected human remains are uncovered, all activities in the vicinity of the remains shall cease and the contractor shall notify the County Coroner immediately pursuant to CA Health & Safety Code Section 7050.5 and CA RPC Section 5097.98.

d) There are no known or documented existing religious or sacred uses within the proposed project site. No impacts are anticipated.

9. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☒	☐	☐

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", MBA 3, GIS Database

Findings of Fact:

a) The Riverside County General Plan's Paleontological Sensitivity Map shows the proposed project is located in an area of High Sensitivity (Ha) to paleontological resources. According to the Paleontological Resources Assessment Report, the project has a high probability of containing paleontological resources at just below the modern ground surface. The report recommends implementation of MM Cultural 2 prior to grading activities. Therefore, implementation of mitigation measure MM Cultural 2 will reduce potential impacts that may occur to paleontological resources to less than significant.

Mitigation:
MM Cultural 2: A paleontological mitigation monitoring program shall be prepared, commencing with a site visit when excavation occurs at the modern ground surface.

1. A full-time monitoring of excavation activities. Paleontological monitors should be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments likely to contain the remains of small fossil invertebrates and vertebrates. Monitors must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. If, at any time during monitoring, the paleontological determines that the sediments present within the subsurface have low potential to contain paleontological resources and low paleontological sensitivity, then the full-time monitoring program should cease and a return to periodic monitoring should occur.
2. Preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Preparation

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

and stabilization of all recovered fossils are essential in order to fully mitigate adverse impacts to the resources.

3. Identification and curation of specimens into an established, accredited museum repository with permanent, retrievable paleontological storage. These procedures are also essential steps in effective paleontological mitigation and CEQA compliance. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to significant paleontological resources is not complete until such curation into an established museum repository has been fully completed and documented.
4. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate Lead Agency along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontological resources.

Monitoring: Monitoring measures will be conducted by the Building and Safety Department through the permitting process.

GEOLOGY AND SOILS Would the project				
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	☐	☐	☒	☐
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to 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?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, GEO, ELAP

Findings of Fact:

a) Given the project's location in Southern California, and the common occurrence of earthquake faults in the region, the project may experience strong seismic groundshaking from a local or regional earthquake of large magnitude. According to the Riverside County General Plan, there are no known active or potential active faults crossing the site. The project is not located within either an Alquist-Priolo Earthquake Zone or a County Fault Hazard Zone. The closet known active fault is the Elsinore Fault located approximately .4 miles west of the site. The project will be constructed per the recommendations in the Geotechnical Report. Therefore, since the project will be designed to meet the International Building Code standards and recommendations per the Geotechnical report, impacts are considered to be less than significant.

b) The project is outside of an Alquist-Priolo earthquake fault zone or County fault hazard zone. The closet known active fault is the Elsinore Fault located approximately .4 miles west of the site. The Geotechnical Investigation Report, prepared by Landmark Consultants, Inc., determined that surface fault ruptures are unlikely to the project because of well delineated fault lines through the La Laguna Valley. However, the project will follow engineering and design parameters in accordance with the most recent edition of the IBC and/or the Structural Engineers Association of California, as required in

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

standard County conditions of approval. Therefore, the potential risk of rupture from an earthquake fault is considered less than significant.

Mitigation: None required

Monitoring: None required

11. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", ELAP, GEO

Findings of Fact:

a) According to the Riverside County General Plan, the project site is located in an area mapped as having "low potential" for liquefaction. According to the Geotechnical Report, prepared by LandMark Consultants, Inc., potential for liquefaction at the project sites indicates that it is unlikely that the subsurface soil will liquefy under seismically induced groundshaking due to the dense nature of the subsurface soil. Therefore, impacts related to seismically induced liquefaction is less than significant.

Mitigation: None required

Monitoring: None required

12. Ground-shaking Zone Be subject to strong seismic ground shaking?	☐	☒	☐	☐

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) The proposed project is located approximately .4 miles from Elsinore Fault Zone. According to the Geotechnical Report, prepared by LandMark Consultants, Inc., the project site is considered likely to be subjected to moderate to strong ground motion from earthquakes in the region. The geotechnical report recommends compliance with the California Building Code "Design Basis Earthquake". Implementation of mitigation measure MM GEO 1 will require compliance with the International Building Code and therefore reduce impacts to ground-shaking impacts to less than significant levels.

Mitigation:
MM GEO 1: The proposed project shall be designed to meet the California and Riverside Building Code standards in order to prevent potential impacts due to ground-shaking.

Monitoring: Monitoring shall be conducted by the Department of Building and Safety.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. Landslide Risk a) 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?	☐	☐	☒	☐

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", GEO

Findings of Fact:

a) There are no known or mapped geologic units or soils that are unstable, or could be unstable as a result of the project. There are no known or mapped geologic units that could potentially result in on- or off-site landslides, lateral spreading, collapse, or create rockfall hazards. The topography of the site is predominately flat. There is no risk of landslides due to the flat surroundings and lack of hillsides in the project vicinity. Therefore, impacts to landslide risk are considered less than significant.

Mitigation: None required

Monitoring: None required

14. Ground Subsidence a) 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, GEO, GIS Database

Findings of Fact:

a) The Riverside County General Plan, the project site is located in an area mapped as being susceptible to subsidence. However, the project site is underlain by dense, gabbroic rock at shallow depths, thus, subsidence is not anticipated.

Mitigation: None required

Monitoring: None required

15. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

a) The proposed project is not located in an area subject to seiche, mudflow, or volcanic hazards. No impacts.

Mitigation: None required

Monitoring: None required

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, GEO, USGS

Findings of Fact:

a) The proposed project site is essentially level. Limited grading may be required to establish functional infrastructure. The scale of activity will be consistent with that for ongoing construction area. Changes to topography as a result of the project are considered to be less than significant.

b) The proposed project site development will not involve the formation of cut or fill slopes greater than 2:1 or higher than 10 feet. The project proposes slopes within the Bio-Swale to be no greater than 4:1; nonetheless, all slopes over three feet in vertical height are required to be landscaped to mitigate erosion. Impacts are therefore considered to be less than significant.

c) Previous residential structures on the project site were served by subsurface sewage disposal systems. Prior to grading in areas of the septic systems, and residual subsurface sewage systems will be abandoned in accordance with Riverside County Environmental Health Department and Riverside County Building & Safety Department standards. It is not expected that project site grading will impact subsurface sewage systems. Therefore, impacts to subsurface sewage disposal systems are considered to be less than significant.

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: NRCS, GEO, On-site Inspection

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

Findings of Fact:

a) According to the Soils Survey for Western Riverside County, there are two types of soils found on the project site: Placentia, 0 to 5 percent slopes and Greenfield, 2 to 8 percent. Placentia soils typically have slow permeability and moderate water erosion hazards. Greenfield has moderate permeability and water erosion hazards. The project will implement Best Management Practices (BMPs) as required the State Water Resource Control Board (SWRCB) NPDES General Permit for Storm Water Discharges Associated with Construction activities. The BMPs will ensure that soils erosion and loss of topsoil due to wind or water does not occur. Therefore, impacts are considered less than significant.

b) The expansion potential of the on-site soils is considered low. However, soils with a low to medium expansion potential may not be precluded from occurring on-site. Since the project will be conditioned to incorporate the recommendations from the geotechnical investigation report, impacts related to expansive soils are less than significant.

Mitigation: None required

Monitoring: None required

18. Erosion	☐	☐	☒	☐
a) Change deposition, siltation, or erosion that 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: NRCS, General Permit

Findings of Fact:

a) Implementation of the proposed project will involve grading, over excavation, soil removal, trenching, temporary stockpiling, and various construction activities in areas of relatively flat terrain. Standard construction procedures and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan and its BMPs required under the State NPDES general construction permit will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding within the project site. Therefore, modification of the receiving water and clogging of existing and proposed storm drain systems is not expected for this project and is considered to be less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. BMPs will be implemented to the extent possible for maintaining water quality and reducing erosion. Off-site erosion will not be affected by the proposed project due to the paved streets and storm drain inlets that surround project site. Therefore, increases in water-induced erosion on- or off-site will be less than significant.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site is located within a moderate wind erosion susceptibility area, as designated by the Riverside County General Plan. During construction phase, BMP's will be implemented to reduce the potential for wind erosion throughout the site, which will reduce impacts to below the level of significance.

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: Project Application Materials, MBA 4

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

Findings of Fact:

a) The development of the proposed residential uses will incrementally increase the use and disposal of substances such as household cleaning products, fertilizers, pesticides, automotive fluids, etc. The nature and volume of such substances associated with single family residential land uses do not present the potential to create a significant public or environmental hazard. A Phase One Environmental Site Assessment was prepared for the project on January 19, 2008. The assessment determined that the site has presence of hazardous waste within the project site. The hazardous waste found was related to past uses of the site, such as, for agricultural uses (the use of pesticides and herbicides) and from septic systems. Therefore, implementation of MM Hazard 1 will reduce potential impacts to disposal of hazardous materials. Impacts are therefore considered to be less than significant with mitigation.

Mitigation:
MM Hazard 1: Prior to grading activities, a soil test shall be performed by a qualified geologist to determine if there are possible pesticides/herbicide chemical residues in the soils. Further testing in the areas of the septic tanks shall be conducted to determine if there are biological waste products.

Monitoring: The County Building and Safety Department will be required to ensure mitigation measures MM Hazard 1 is implemented.

b) The development of the proposed residential uses will incrementally increase the use and disposal of substances such as household cleaning products, fertilizers, pesticides, automotive fluids, etc. The nature and volume of such substances associated with single family residential land uses do not present the potential to create a significant public or environmental hazard. A Phase One Environmental Site Assessment was prepared for the project on January 19, 2008. The assessment determined that the site has presence of hazardous waste within the project site. The hazardous waste found was related to past uses of the site, such as, for agricultural uses (the use of pesticides and herbicides) and from septic systems. Therefore, implementation of MM Hazard 1 will reduce potential impacts to disposal of hazardous materials. Impacts are therefore considered to be less than significant with mitigation.

Mitigation:
MM Hazard 1: Prior to grading activities, a soil test shall be performed by a qualified geologist to determine if there are possible pesticides/herbicide chemical residues in the soils. Further testing in the areas of the septic tanks shall be conducted to determine if there are biological waste products.

Monitoring: The County Building and Safety Department will be required to ensure mitigation measures MM Hazard 1 is implemented.

c) The proposed project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency plan. The proposed project includes adequate access for emergency response vehicles and personnel, as developed in consultation with County Fire personnel. Impacts related to emergency response plans are considered to be less than significant.

d) The project site is not located within one-quarter mile of an existing or proposed school. The project will not involve the emission of, or handling of, acutely hazardous materials or substances.

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

Therefore, the project will not impact existing or proposed schools within one-quarter mile, impacts are considered less than significant.

e) A Phase One Environmental Site Assessment was prepared for the project on January 19, 2008. The assessment concluded that there are no apparent areas of environmental concern. The project site is not included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment.

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: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a), b), c) & d) According to the Riverside County General Plan, the project site is not located within an Airport-Influence Area. The closest airport to the project site is Skylark Airport, approximately 3.3 miles to the north. Based on this information, the project will have no impacts relative to airports.

Mitigation: None required

Monitoring: None required

22. Hazardous Fire Area	☐	☐	☐	☒
a) 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: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, ELAP

Findings of Fact:

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

a) The proposed project is not located within a designated hazardous fire area. The project area is located in a predominately developed area with little or no wildland areas present. Therefore, the project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires. No impacts are anticipated.

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 that 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 that 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?	☐	☐	☒	☐
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	☐	☐	☐	☒

Source: Riverside County Flood Control District Flood Hazard Report/Condition, GIS, WEBB

Findings of Fact:

a) Development of the proposed project will substantially alter the current drainage of the project site by replacing primarily undisturbed open space uses with roadways, walkways, parking, buildings, and a residential development. Because the majority of the project site is undeveloped land, the impervious surfaces proposed by the project will reduce infiltration of rainfall and increase stormwater

runoff volumes. The construction of storm drain and/or other flood control devices are required by the County's regulatory requirements and are enforced through the project's conditions of approval. In accordance with National Pollutant Discharge Elimination System (NPDES) requirements, a Water Quality Management Plan will be developed to minimize impacts to and from stormwater runoff. Through compliance with these regulatory requirements, the proposed project will not result in substantial erosion or siltation. Impacts are considered to be less than significant.

b & g) The project area is located within the Santa Margarita Watershed. In order to reduce the discharge of expected pollutants, such as sediment, into receiving waters during construction of the proposed development, the project will be required to prepare a site-specific Storm Water Pollution Prevention Plan (SWPPP) in accordance with the State Water Resources Control Board's (SWRCB) General Permit for Construction Activities. The General Permit requires development and implementation of a site-specific SWPPP to identify an effective combination of erosion control and sediment control best management practices (BMPs) to minimize or eliminate the discharge of pollutants into receiving waters.

A site specific Water Quality Management Plan (WQMP) has been prepared for the project site. The WQMP defines Best Management Practices (BMPs) to be applied to the project and implementation to assure water quality degrading impacts will not occur post construction. Through compliance with these standard regulatory requirements (SWPPP & WQMP) the project will not violate any water quality standards or waste discharge requirements. Therefore, long-term implementation of the project would not violate water quality standards. Impacts are less than significant.

c) No potential exists to directly impact the groundwater table from grading activities and no wells are proposed to be installed on the property. Water will be supplied by the Elsinore Valley Municipal Water District (EVMWD) that utilizes both groundwater and imported water supplies to ensure adequate water is available for consumers. Imported water is utilized to ensure that significant overdraft of local groundwater supplies does not occur. Based on the District's Urban Water Master Plan, impacts to groundwater resources are not anticipated to occur from implementation of the proposed project.

d) The proposed project development will involve construction of new stormwater runoff facilities. Currently, the site is not equipped with a formal stormwater sewer system. Stormwater currently runs off through natural drainages on site. As proposed by the project, onsite flows will discharge into Line "D" and Line "A" of the storm drain plans for Tract 31837 (IP No. 050085, County File No. 942SS) and into the proposed onsite detention basin. Design measures, as identified in the project WQMP, shall be incorporated to ensure that downstream flows will not be increased, so that no significant impacts are anticipated as a result of this project. With implementation of the WQMP, potential for impacts to increased runoff from the proposed project is considered to be considered less than significant.

e & f) According to the Elsinore Area Plan, the proposed project is not located within a FEMA designated 100-year flood zone. Therefore, the project will not create impacts by placing housing within a 100-year flood hazard area. No impacts are anticipated.

h) The proposed project will not include new or retrofitted storm water Treatment Control Best Management Practices, the operation of which could result in significant impacts.

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

Mitigation: None required

Monitoring: None required

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 through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that 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: Riverside County General Plan 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/Condition, GIS database, WEBB, FEMA

Findings of Fact:

a) The proposed project site is generally flat. Grading and preparation of the site for development will alter the existing drainage pattern of the site and may increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. However, the proposed project includes the development of an onsite storm drain system which will tie in with the existing storm drain system. The proposed system will be designed to handle a 1-hour/100 year storm event and will therefore not have a substantial impact on flooding on or off-site. Impacts are therefore considered to be less than significant.

b) Project development would increase the amount of impervious surface area by covering land that is currently pervious, thereby increasing surface water runoff and reducing absorption rates. The project will result in changes in absorption rates and the rate and amount of surface runoff from the project site. As proposed by the project, onsite flows will discharge into Line "D" and Line "A" of the storm drain plans for Tract 31837 (IP No. 050085, County File No. 942SS) and into the proposed onsite detention basin. Design measures, as identified in the project WQMP, shall be incorporated to ensure that downstream flows will not be increased, so that no significant impacts are anticipated as a result of this project. With implementation of the WQMP and Riverside County Flood Control District standards and requirements, potential to impacts to surface runoff from the proposed project is considered to be considered less than significant.

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

c) There are no dams or levees in proximity of the project site area, nor would development of the project site result in adverse conditions that could weaken or damage flood-control structures. The project site is not located in a Dam Inundation Area. Therefore, no impacts are expected as a result of the project.

d) The closet water body in proximity to the project is the Murrieta Creek, located approximately 0.7 miles southwest of the site. The project proposes to divert on-site stormwater and surface water into Line "D" and Line "A" of the storm drain plans for Tract 31837 (IP No. 050085, County File No. 942SS) and into the proposed onsite detention basin. Increased flows into the proposed storm drain system will ultimately increase the amount of surface water into the Murrieta Creek, however the quantities of water introduced in the Murrieta Creek from the proposed project are not considered significant, since the project will connect to portions of the Murrieta Creek Drainage Plan.

Mitigation: None required

Monitoring: None required

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: General Plan, GIS database, Project Application Materials

Findings of Fact:

a) According to the Elsinore Area Plan Land Use Plan, the project site is designated as Medium Density Residential (MDR). Adjacent land uses include, Medium Density Residential (MDR) and Commercial (CR). The project proposal includes a General Plan Amendment to Highest Density Residential (H'TDR) to achieve desired densities. Approval of the project's proposed land use change will create consistency with the General Plan, as amended by the proposed project. Therefore, because the proposed land use of Highest Density Residential (H'TDR) land use will create consistency with the General Plan land use standards. The proposed project impacts on land use are not considered a significant change in land use.

b) The proposed project is located in the community of Wildomar, in the unincorporated area of Riverside County. The project will not affect land uses proposed within a city of sphere of influence or adjacent cities.

Mitigation: None required

Monitoring: None required

26. Planning	☐	☐	☒	☐
a) Be consistent with the site's existing or proposed				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The project is consistent with the site's current Rural Residential (R-R) zoning classification.

b) Currently, surrounding areas are zoned Rural Residential (R-R), Scenic Highway Commercial (C-P-S) and One-Family Dwelling (R-1). The project's proposed General Residential zoning is compatible with the existing surrounding zoning classifications in the area. Therefore, impacts are considered less than significant.

c) Currently, surrounding areas land use designations are Medium Density Residential and Commercial Retail (CR). The proposed project Highest Density Residential (H'TDR) land use is compatible with existing and planned surrounding land uses in the area. Therefore, impacts are considered to be less than significant.

d) The proposed project is consistent with the current land use designation of Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Unit / Acre) and all other policies of the General Plan.

e) The proposed project will not disrupt or divide the physical arrangement of an established community as the project site is vacant and adjacent properties are vacant or have been developed with residential developments. Impacts are therefore, considered less than significant.

Mitigation: None required

Monitoring: None 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?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The proposed project site does not contain any known mineral resources. Figure OS-5 of the Riverside County General Plan shows that the project site has been classified by the State Mining and Geology Board as "MRZ-3". The General Plan provides the following definition for "MRZ-3": "Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined." The site has not been designated for mineral resource related uses; therefore impacts are considered less than significant.

b) Figure OS-5 of the General Plan shows that the project site has been classified by the State Mining and Geology Board as "MRZ-3". The General Plan provides no specific policies regarding property identified as "MRZ-3" and has not designated the project for mineral resource related uses. Therefore, impacts are considered less than significant.

c) There are no existing surface mines or designated mineral resource areas located near the project site. No impacts are anticipated.

d) The project site is not located in an area proposed, existing or abandoned quarries or mines; therefore, project development would not expose people or property in the project area to these hazards. No impacts are anticipated.

Mitigation: None required

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?	☐	☐	☒	☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) According to the Riverside County General Plan, the project site is not located within an airport land use plan or within two miles of a public airport that would expose residents in the project site to excessive noise levels. Therefore, impacts to exposing people residing in the project to excessive noise levels are considered to be less than significant.

b) Skylark Airport is a small private airstrip located in the City of Lake Elsinore. The project site is located approximately 3.3 miles from the airport. The project is not located within its influence area, or within its safety zones. Therefore, impacts to exposing people residing in the project to excessive noise levels are considered less than significant.

Mitigation: None required

Monitoring: None required

29. Railroad Noise	☐	☐	☐	☒

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection, Thomas Guide

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: None required

Monitoring: None required

30. Highway Noise	☐	☒	☐	☐

NA ☐ A ☐ B ☒ C ☐ D ☐

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Interstate 15 is located .23 miles east of the project site. In the Noise Element of the General Plan, a noise exposure of up to 60 dB CNEL is shown as normally acceptable for residential uses. Part of the project design will be to incorporate noise barriers such as, berms, dense vegetation, block walls and

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

boulders to assist in noise reductions. Along with design considerations, implementation of mitigation measure MM Noise 1 will help further reduce impacts from highway noise.

Mitigation:
MM Noise 1: Prior to issuance of any building permits, the permittee shall submit an acoustical study which outlines methods by which interior noise levels within the buildings of the proposed development will be maintained at no more than 45 dBA. The development of the project shall be constructed per the acoustical study recommendations.

Monitoring: Monitoring shall be conducted by the Department of Building and Safety, and the Department of Environmental Health.

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

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources are anticipated to impact 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 ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

Source: Project Application Materials, General Plan, Ord. No. 457

Findings of Fact:

a) In the Noise Element of the County of Riverside General Plan, noise exposures in the range of 60-70 dB CNEL are considered conditionally acceptable for noise-sensitive residential uses after a careful analysis has been completed to insure that all noise impact mitigation has been implemented as feasible as possible. The proposed project will increase onsite noise relative to existing noise generation, but the ongoing noise levels will be consistent with the type of uses, with residential noise environments typically ranging between 50 and 60 dB CNEL. Noise attenuation features are required between the proposed commercial areas and the nearest residential area. Sound walls and a vegetation buffer will be the most

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

effective measures to control noise to acceptable levels. The proposed project is not expected to generate noise levels that exceed the existing background noise level for the project area because the proposed design of the project site provides for noise attenuation; however, with implementation of mitigation measure MM Noise 1, increased noise levels from operation of the project will be less than significant.

Mitigation:
MM Noise 1: Prior to issuance of any building permits, the permittee shall submit an acoustical study which outlines methods by which interior noise levels within the buildings of the proposed development will be maintained at no more than 45 dBA. The development of the project shall be constructed per the acoustical study recommendations.

Monitoring: Monitoring shall be conducted by the Department of Building and Safety, and the Department of Environmental Health.

b) Construction activities associated with the development of the project may involve heavy equipment that could exceed noise levels of 65 decibels on a short term basis. County of Riverside Ordinance Number 457 restricts the hours of construction within the vicinity of residences. Section 1G of the Riverside County Building and Safety Department limits the hours on construction within ¼-mile of an occupied residence, construction activities will take place during the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May. The project will comply with this ordinance to minimize potential noise impacts related to project construction activities on nearby residences. Therefore, construction noise impacts are considered less than significant.

c) Noise impacts from mobile sources on the project site were determined to be non-significant under the Highway Noise section above. The project represents only a small increment of the total traffic generated on these roadways. In addition, the County's General Plan indicates that measures must be implemented along affected roadways in the project area to minimize noise impacts from cumulative traffic on these roads. Impacts are, therefore, considered to be less than significant.

d) Construction of the project will include the use of heavy equipment. The types of equipment used do not generate excessive ground-borne vibration or noise. No other activities that generate ground-borne vibration are associated with the proposed project. Therefore, the project will not expose people to excessive ground-borne generation, impacts are considered less than significant.

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?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a & c) The proposed project development will not displace substantial number of existing housing units which would require the construction of replacement housing. Four vacant residences remain on site, but will be demolished prior to construction. Impact to displacing existing housing units is considered to be less than significant.

b) The proposed project will result in the construction of approximately 208 new multi-family dwelling units within the Elsinore Area Plan. Rather than creating a demand for additional housing, the project will be increasing the area's housing supply. Therefore, impacts related to creating a demand for housing is considered less than significant.

d) The project is not located within a County Redevelopment Project Area. No impacts are anticipated.

e) The project site will generate approximately 626 persons based upon 3.01 persons per house (RCIP Draft EIR). The project population of 626 persons comprises 0.56% of the forecasted population for the Elsinore Area Plan at buildout. For the unincorporated areas of Western Riverside County only, the project will constitute 0.05% of the forecasted population at buildout. The difference between the anticipated population and the project's population is a small increase; the project will not have a significant impact on the General Plan population projections, or SCAG forecasts. Impacts are therefore considered to be less than significant.

f) All required infrastructure is available within existing roadways near the project site. Therefore, no major extension of infrastructure, and related growth inducement, will result from implementing the proposed project. The proposed project is located within a rapidly urbanizing area of Riverside County. Existing and planned development already exists in the project area. The proposed land use is consistent with the surrounding residential development and the current development pattern within the project area. The number of dwelling units (208) available will not directly induce substantial population growth to the area. Impacts are therefore considered to be less than significant.

Mitigation: None required

Monitoring: None required

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

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: Riverside County General Plan Safety Element, Ord. No. 659.6

Findings of Fact:

Fire services will be provided by the Riverside County Fire Department. The nearest station is located approximately 1.5 miles northwest of the project site. Since the project's land use plan proposes multi-family residences for seniors, it may have the potential to impact fire services. Therefore, the project applicant will be conditioned to pay development impact fees pursuant to Ordinance No. 659.6 and standard County Condition of Approval No. 10.Planning.13, which stipulates a portion of those fees to go toward offsetting development impacts on Fire Services. Since the project will be conditioned to pay development impact fees under Ordinance No. 659.6 and since the project is implementing approved land uses under the Riverside County General Plan, impacts to Fire Services are considered less than significant.

Mitigation: None required

Monitoring: None required

35. Sheriff Services	☐	☐	☒	☐

Source: Riverside County General Plan Safety Element, Ord. No. 659.6

Findings of Fact:

Sheriff services will be provided by the Riverside County Sheriff's Department. Since the project's land use plan proposes multi-family residences for seniors, it may have the potential to impact sheriff services. Therefore, the project applicant will be conditioned to pay development impact fees pursuant to Ordinance No. 659.6 and standard County Condition of Approval No. 10.Planning.13, which stipulates a portion of those fees to go toward offsetting development impacts on Sheriff Services. Since the project will be conditioned to pay development impact fees under Ordinance No. 659.6 and since the project is implementing approved land uses under the Riverside County General Plan, impacts to Sheriff Services are considered less than significant.

Mitigation: None required

Monitoring: None required

36. Schools	☐	☐	☐	☒

Source: Lake Elsinore Unified School District, GIS database, Riverside County General Plan Safety Element, Ord. No. 659.6

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

Findings of Fact:

The proposed project is located within the Lake Elsinore Unified School District (LEUSD). The project as proposed is being constructed for senior residents. This type of project will typically not have households that will include children who will require school services from LEUSD. Pursuant to state law (SB 50 and Proposition 1A) and County Ordinance No. 659.6, the project applicant will be required to pay school impact fees to LEUSD, which stipulates a portion of those fees to go toward offsetting development impacts associated with new development and its impact on area schools. Since the project will be conditioned to pay development impact fees under Ordinance No. 659.6 impacts to schools are considered less than significant.

Mitigation: None required

Monitoring: None required

37. Libraries	☐	☐	☒	☐

Source: Riverside County General Plan, Ord. No. 659.6

Findings of Fact:

Library services are provided by the Riverside County Public Library System. The proposed development will be serviced by a library located at the intersection of Bundy Canyon Road and Mission Trail. The proposed project will be required to pay development impact fees under Ordinance 659.6 pursuant to County Condition of Approval No. 10.Planning.13, of which a portion is set aside to purchase library materials. Therefore, since the project will be paying its fair share of library impact fees, impacts are considered less than significant.

Mitigation: None required

Monitoring: None required

38. Health Services	☐	☐	☒	☐

Source: Riverside County General Plan, Ord. No. 659.6

Findings of Fact:

The project site will be served by Inland Valley Regional Medical Center, located at 36485 Inland Valley Drive. The site is approximately 0.92 miles southeast of the project site. Because the site is located within the service area of a health care facility, impacts are considered less than significant.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The proposed project includes the development of recreational facilities on-site. The project includes the construction of a pool, putting green and a community center. The project will provide these facilities which are exclusive to the residents. Therefore, impact of construction or expansion of recreational facilities will be minor with regard and is considered to be less than significant.

b) The proposed project would include the use of existing neighborhood or regional parks. However, because the project is projecting to have approximately 626 residents, this amount of residents will not cause an adverse effect to existing neighborhood or regional parks or other recreational facilities. Therefore, impacts are considered less than significant.

c) The project is located in the County of Riverside CSA 152. Under Section 10.35 of Ordinance 460 (implementing the Quimby Act) the project applicant is required to provide local park facilities or fees in lieu thereof. Therefore, since the project will be paying Quimby fees, pursuant to Ord. No. 460, impacts are considered less than significant.

Mitigation: None required

Monitoring: None required

40. Recreational Trails	☐	☐	☐	☒

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

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

The proposed project does not include the provision of recreational trails. The project will not directly add to the existing demand on local recreational trails. No significant impacts to regional recreational trials are forecast to occur as a result of the proposed project.

Mitigation: None required

Monitoring: None required

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?	☐	☐	☒	☐
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: General Plan, ITE

Findings of Fact:

a) The proposed project would have 208 senior dwelling units and the table below concluded that the proposed project will generate 836 total daily trips in the project vicinity, including 42 trip-ends during the AM peak hour and 59 trip-ends during the PM peak hour. This will not result in an increase in delay times at some of the intersections or a corresponding increase in the Level of Service (LOS) standards.

Land Use	Qty	Unit[1]	AM Peak Hour			PM Peak Hour			Daily
			Total	In	Out	Total	In	Out	
Retirement Community	209	DU	42	17	25	59	36	23	836
TOTAL			**42**	**17**	**25**	**59**	**36**	**23**	**836**

[1] DU = Dwelling Unit

According to the Riverside County Transportation Department, Traffic Impact Analysis Preparation Guide, if the project demonstrates trip generations of less than 100 vehicle trips during peak hours, then it is exempt from further analysis. Since the project will generate a peak hour of 59 trip ends, which is below the County standard of 100, the project will not cause a substantial increase to the existing traffic load and capacity of the street system and no further analysis is required. Impacts are considered to be less than significant.

b) Based on the County of Riverside parking requirements, the project is required to provide 291 spaces, based on the type of units. The project is providing 248 parking spaces. However, the proposed project is a retirement community, providing housing for seniors. Seniors are less likely to require the use of more than one parking space, if that at all. Other similar projects of a similar nature have included parking bases on a 1 to 1 ration of parking to units (a 1 to 1 per number of bedrooms). Public transportation will be made available for residents that do not drive, thus reducing the number of spaces required. Therefore, with discretionary approval from the County Planning Department, impacts are anticipated to be less than significant.

c) See response to Item (a), above. Riverside County has established a minimum level of service (LOS) "C" on all county maintained roads and conventional highways. As an exception, LOS D may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways or freeway ramp intersections, and LOS E may be allowed in designated community centers to the extent that it would support transit-oriented development and walk-able communities.

d) The proposed project site is not located within a flight pattern for any airports or does not involve air traffic or local airports. Therefore, no impacts to air traffic patterns will occur.

e) The proposed project site development will not alter waterborne, rail or air traffic. Therefore, no impacts will result from the project.

f) The project will be compatible with surrounding uses in the area. The interior roads within the project are generally straight and do not have design feature hazards such as sharp curves. Impacts are considered less than significant.

g) Development of the proposed project will be conditioned upon improvement of Catt Road and Arnett Road along the project boundary. Potential impacts to road maintenance from residential traffic will be offset by existing fee requirements established by the Riverside County Transportation Department and Ordinance No. 659.6. Impacts regarding the need for new or additional road maintenance are considered less than significant.

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

h) The proposed project will include construction of improvements on Catt Road and Arnett Road. Considering the temporary nature of construction activity, the nature of traffic circulation in the project area, and established County requirements for traffic control on public roadways during construction, impacts can be considered to be less than significant.

i) Development of the proposed project site will improve emergency access by completing improved road segments in the project area. The project site will be developed per County codes, standard conditions of approval, and permits related to emergency access. Impacts are therefore less than significant.

j) The project will comply with adopted polices related to alternative transportation. Therefore no impacts are anticipated.

Mitigation: None required

Monitoring: None required

42. Bike Trails	☐	☐	☐	☒

Source: RCIP

Findings of Fact: The proposed project does not include the provision of bicycle lanes as part of the project design. No conflicts with the County's General Plan have been identified and no mitigation is required.

Mitigation: None required

Monitoring: None 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, Eastern Valley Municipal Water District (EVMWD)

Findings of Fact:

a) Potable water will be provided by Eastern Valley Municipal Water District (EVMWD). It is not anticipated that the project will require new or expanded water treatment facilities. The construction would not cause significant environmental effects. Water will be installed in accordance with the

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

requirements of the Riverside County Department of Environmental Health. Impacts are considered to be less than significant.

b) The proposed project site is located within Eastern Valley Municipal Water District (EVMWD) service area. In January 2002, Senate Bill (SB) 610 went into effect requiring projects of certain densities to obtain a Water Source Assessment from the water provider to determine whether or not there are sufficient water supplies to serve the proposed projects. The proposed project includes densities not subject to SB 610 requirements. Impacts to water are anticipated to be less than significant.

Mitigation: None required

Monitoring: None 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 that 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, Eastern Valley Municipal Water District (EVMWD)

Findings of Fact:

a) Sewer services will be provided by Eastern Valley Municipal Water District (EVMWD). It is not anticipated that the project will require new or expanded waste water treatment facilities, including septic systems, the construction of which would cause significant environmental effects. Sewer facilities will be installed in accordance with the requirements of the Riverside County Department of Environmental Health. Impacts are considered to be less than significant.

b) The Eastern Valley Municipal Water District (EVMWD) has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Eastern Valley Municipal Water District (EVMWD) has three wastewater treatment facilities and the largest is the District's Regional Wastewater Facility. It is designed for 8 MGD and current treats only 6 MGD. It service area covers the City of Lake Elsinore, Wildomar, portions of Murrieta and Lakeland Village. This wastewater treatment facility has adequate capacity to serve the project site. Impacts are considered to be less than significant.

Mitigation: None required

Monitoring: None required

	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: General Plan

Findings of Fact:

a) Landfill services will be managed by the Riverside County Waste Management Department. Solid waste from the project site will be disposed at one of three landfills: the El Sobrante Landfill, located east of I-15, south Cajalco Road in the unincorporated area of Lake Mathews; the Badlands Landfill, located northeast of the City of Moreno Valley at 31125 Ironwood Avenue and accessed from State Highway 60 at Theodore Avenue and the Lamb Canyon Landfill, located approximately 25 miles to the northeast of the project site between the cities of Beaumont and San Jacinto. According to the Riverside County Waste Management Department, the total annual waste capacity of these landfills is 6,205,000 tons. Using a waste generation factor of 0.41 tons per residence, per year the estimated waste generation for this project is approximately 85.28 tons per year. This represents approximately 0.001 percent of the yearly waste stream at the landfills. Thus the proposed project will be served by landfills with sufficient permitted capacity to accommodate the proposed project. Impacts are considered to be less than significant.

b) The County of Riverside General Plan policies regarding solid waste management for new developments seek to ensure adequate life expectancy exists in a sanitary disposal site within a reasonable distance and that onsite collection occurs at least once a week for residential developments. In addition, state law (AB 939) requires the County's waste management plan to include a 50% reduction in solid waste by January 1, 2000. The project will comply with all regulatory requirements regarding solid waste. Impacts regarding federal, state, and local statutes and regulations relating to solid waste are considered to be less than significant.

Mitigation: None required

Monitoring: None required

46. Utilities				
a) 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?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Other governmental services?	☐	☐	☐	☒
h) Conflict with adopted energy conservation plans?	☐	☐	☐	☒

Source: RCIP

Findings of Fact:

a) The project will use existing electricity service provided by Southern California Edison Company. Line extensions or service extensions will be needed to supply service to project area. Since service exists to the project site, from the previous residences, extending electricity service to the proposed project will be considered less than significant.

b) The project will use existing natural gas service provided by Southern California Gas Company. Extensions will be needed to supply service to project area. Since service exists to the project, extending natural gas service to the proposed project will be considered less than significant.

c) The project will use existing communication service provided by SBC/Pac Bell. Extensions will be needed to supply service to project area. Since service exists for the previous residences, extending communication services to the proposed project will be considered to be less than significant.

d) The project will require the construction of a new onsite storm water drainage system to accommodate the additional run-off associated with the increase of impervious surfaces on the site. Storm water from the proposed on-site storm drain system is planned to discharge into Line "D" and Line "A" of the storm drain plans for Tract 31837 (IP No. 050085, County File No. 942SS) and into the proposed onsite detention basin. Construction of these facilities is not expected to cause adverse environmental impacts.

e) The proposed project will require new street lighting along the project's frontages, and within internal streets. However, the amount of new street lighting construction needed is not considered to be a significant impact.

f) The project will be required to pay development impact fees under Ordinance No. 659.6, of which a portion is allowed to provide money for road improvements in the project area, therefore, impacts are considered to less than significant.

g) No other governmental services are expected to be required for the project, and therefore, no impacts are anticipated.

h) The proposed project will meet all requirements of Title 24 California Code of Regulations construction for energy savings, but there are no energy conservation plans associated with the ELAP which would affect the project site. Therefore, no impacts to energy conservation plans are anticipated.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
47. 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, Project 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.

48. 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 that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	☐	☐	☒	☐

Source: Staff review, Project Application Materials

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.

49. 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: Staff review, Project Application Materials

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The project does not have impacts which are individually limited, or cumulatively considerable.				
50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Source: Staff review, Project Application Materials

Findings of Fact: Based upon current knowledge as to the nature of the proposed project, the preceding analysis does not identify any potential adverse effects on human beings.

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 as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Riverside County General Plan

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

V. REFERENCES

The following documents were referred to as information sources during preparation of this document. They are available for public review at the locations abbreviated after each listing and spelled out at the end of this section. Some of these documents may also be available at the Riverside City and County Public Library, 3581 Seventh Street, Riverside, CA 92502-0468, and/or at branches of the library.

Cited As:	Source:
ELAP	Elsinore Are Plan. County of Riverside. Elsinore Area Plan. October 2003 (Available for review at Riv Co – Planning and on the internet at www.rcip.org/documents/general_plan_toc1.htm)
EVMWD	Elsinore Valley Municipal Water District website. (available at http://www.evmwd.com/)
FEMA	Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Rate Map, Riverside

County, California, Community-Panel Number Panels 060245-0680A. April 15, 1980. (Available at Riv Co – Flood Control)

General Permit — State Water Quality Control Board. *National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity. (Available on the Internet at www.swrcb.ca.gov/stormwtr/gen_const.html)*

GIS Database — County of Riverside. Geographic Information System Database. *(Available at Riv Co - Planning)*

General Plan — County of Riverside, *Riverside County General Plan,* Adopted October 7, 2003. (Available at Riverside County Planning Department and at http://www.rctlma.org/general plan/index.html)

ITE — Institute of Transportation Engineers. *Trip Generation 7th Edition, Vol. 2 of 3.*

NRCS — U.S. Department of Agriculture, Soil Conservation Service. *Soil Survey, Western Riverside Area, California.* November 1971. (*Available at USDA*)

MSHCP — County of Riverside. *Riverside County Multi-Species Habitat Conservation Plan.* June 17, 2003 *(Available at Riv Co - Planning or on the Internet at www.rcip.org)*

Ord. No. 348 — Riverside County Ordinance No. 348 - Providing for Land Use Planning and Zoning Regulations and Related Functions *(Available at Riv Co - Planning & Clerk of the Board)*

Ord. No. 457 — Riverside County Ordinance No. 457 – Uniform Building Code *(Available at Clerk of the Board and on the Internet at www.tlma.co.riverside.ca.us/building/ordinances.html)*

Ord. No. 460 — Riverside County Ordinance No. 460 - Regulating the Division of Land *(Available at Riv Co - Transportation & Clerk of the Board)*

Ord. No. 655 — Riverside County Ordinance No. 655 - Regulating Light Pollution *(Available at Riv Co - Planning & Clerk of the Board)*

Ord. No. 659 — County of Riverside, *Riverside County Ordinance No. 659 - Development Mitigation Fee for Residential Development.* (Available at Riv. C. - Planning and Clerk of the Board)

Ord. No. 810 — Riverside County Ordinance No. 810.2 - Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee Ordinance *(Available at Riv Co - Planning & Clerk of the Board).*

MBA 1 — Michael Brandman Associates. Catt Road Project, Habitat Assessment and MSHCP Consistency Analysis. January 15, 2008. (available at the Riv. Co. Planning Dept.)

MBA 2	Michael Brandman Associates. Phase I Cultural Assessment, Catt Road Project. January 11, 2008 (available at the Riv. Co. Planning Dept.)
MBA 3	Michael Brandman Associates. Paleontological Resources Assessment, Catt Road Project. January 11, 2008 (available at the Riv. Co. Planning Dept.)
MBA 4	Michael Brandman Associates. Phase I Environmental Site Assessment. Wildomar Senior Apartments, California. January 18, 2007 (available at the Riv. Co. Planning Dept.)
GEO	LandMark Consultants, Inc. Preliminary Geotechnical Report. Proposed Wildomar Senior Estates. October, 2007. (available at the Riv. Co. Planning Dept.)
SCAG	Southern California Association of Governments. SCAG growth forecast data and 2000 census data. September 2005. (Available at SCAG.)
SCAQMD	South Coast Air Quality Management District. CEQA Air Quality Handbook. April 1993, with November 1993 Update. (Available at SCAQMD.)
Thomas Guide	Thomas Guide Rand McNally, *for San Bernardino and Riverside Counties*, 2006.
USGS	U.S. Department of the Interior, Geologic Survey. *Corona North Quadrangle, California* 7.5 minute series (topographic). (Available at Riv Co – Planning.)
WEBB	Albert A. Webb Associates. Preliminary Water Quality Management Plan. *Prepared for Palm Desert Development Company.* November 2007 (available at the Riv. Co. Planning Dept.)
Webb 1	Albert A. Webb Associates, *Air Quality Impact Analysis, Plot Plan 23188, Wildomar, CA.* February 27, 2008. (Available at the Riv. Co. Planning Dept.)

Location:	Address:
Clerk of the Board	County of Riverside, Office of the Clerk of the Board, 4080 Lemon Street, 14th Floor, Riverside, CA 92502
Riv Co - Planning	County of Riverside, 4080 Lemon Street 9th Floor, Riverside, CA 92502
Riv Co – Transportation	County of Riverside, 4080 Lemon Street, 8th Floor, Riverside, Ca 92502
Riv Co - Flood Control	Riverside County Flood Control and Water Conservation District, 1995 Market Street, Riverside, CA 92501

Conservation	California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, 801 K Street, MS 13-71, Sacramento, CA 95814-3528
SCAQMD	South Coast Air Quality Management District, 21865 East Copley Drive, Diamond Bar, CA 91765-4182
USDA	U.S. Department of Agriculture, Natural Resource Conservation Service (formerly Soil Conservation Service), 1299 Columbia Avenue, Suite E-5, Riverside, CA 92507

VI. LIST OF INITIAL STUDY PREPARERS

Albert A. Webb Associates

Keith Gardner, Director of Planning and Environmental Services
Kim Castruita, Associate Environmental Planner
Katie Gallagher, Associate Environmental Analyst
3788 McCray Street, Riverside, CA 92506

Y:\Planning Case Files-Riverside office\PP23188\EA from Webb\Riv Co EA41648-Jkc.doc
Revised: 8/7/06

I ? PLAN:TRANSMITTED Case #: PP23188 Parcel: 380-100-011

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

General Plan Amendment No. 891 proposes to change the current land use of Medium Density Residential (MDR 2-5 du/ac) to Highest Density Residential (H'TDR 20+ du/ac) under the Elsinore Area Plan.

Change of Zone No. 7608: proposes to change the zoning classification of Rural Residential (R-R) to General Residential (R-3).

Plot Plan No. 23188 proposes to construct a 209 unit senior affordable housing development on 10.35 gross acres. A senior housing development shall be defined by the Housing for Older Persons Act of 1995 (HOPA), a further amendment to the Civil Rights Act of 1968. In accordance with HOPA, housing is restricted to residents 55 years and older. HOPA permits the construction of senior housing developments without violating Fair Housing Law under the Civil Rights Act of 1968. In addition, the senior housing development has income limitations for its occupants who must meet income requirements of Very Low (30% below the median income) Low (60% below the median income) and moderate (80% below the median income), as indicated by the State of California CDBG's and HOME's Table of 2008 Income Limits. The Plot Plan proposes to construct 208 one and two bedroom units with one (1) managers unit (209 units) in ten (10) - two (2) story buildings and one community building. The project will construct 243 parking spaces, two maintenance buildings, walking areas, putting green, circuit training locations, water quality/detention basin, off-site storm drain facilities, improvements to Catt Road and community gardens. The community building will consist of a swimming pool, computer facility, gymnasium, library, and on-site care taker unit. The entire project will be constructed in three phases with the first phase comprised of four tenant buildings, associated parking, and the community building. The second construction phase will include four tenant buildings, the construction of Fox Ridge Lane and amenities. The third phase will consist of two tenant buildings and infrastructure improvements. The applicant will be required to construct and maintain Fox Ridge Lane as a private road.

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee 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 PLOT PLAN NO. 23188. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 23188 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 23188 Amended No. 1
APPROVED EXHIBIT B = Elevations
APPROVED EXHIBIT C = Floor Plans
APPROVED EXHIBIT G = Conceptual Grading Plans
APPROVED EXHIBIT L = Conceptual Landscaping and Irrigation Plans
APPROVED EXHIBIT W = Wall and Fencing Plans

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

Improvements 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 Department Grading Division conditions of approval.

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10. GENERAL CONDITIONS

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS (cont.) RECOMMND

Building and Safety Department.

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

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 (refer to dept. form 284-47).

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

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

10. GENERAL CONDITIONS

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

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

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

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

10. GENERAL CONDITIONS

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

10.BS GRADE. 19 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply 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.

10. GENERAL CONDITIONS

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP (cont.) RECOMMND

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.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, 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 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 4000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VN construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 4 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10. GENERAL CONDITIONS

10.FIRE. 5 USE-#88A-AUTO GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 23188 proposes to develop 10.5 acres with multi-family residential buildings in the Wildomar area. The site is located on the south side of Catt Road and bounded by Fox Ridge Lane in the east and Arnett Road in the west.

Our review indicates that the site straddles a subtle ridge-line, therefore, the onsite runoff drains in two directions. There is a natural watercourse that traverses the southeast corner of the property and has an offsite tributary drainage area of approximately 160 acres. The developer proposes to extend the District owned and maintained Murrieta Valley-Hidden Springs Road Storm Drain from the downstream terminus at Hidden Springs Road through the site. The proposed storm drain extension has an alignment through private properties and discharges stormwater flows at the southeast corner of the property. This storm drain extension shall be designed to the District's standards with particular attention to maintenance access to the outlet and all offsite right-of-way shall be obtained. The onsite portion of the proposed storm drain extension is increased to a 72-inch diameter and shall be contained within an appropriately sized easement. This easement shall be located outside of the proposed onsite detention basin limits. The proposed access ramp/turnaround for the outlet of the storm drain shall be designed to be completely out of the outlet of the inundation area and in accordance with District Standard Drawing M827. The District supports this drainage plan, but the plan includes the construction of offsite facilities and is dependent upon obtaining permission from the upstream property owner(s). Therefore, the developer

10. GENERAL CONDITIONS

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

shall obtain written permission from affected property owner(s) to perform any offsite improvements prior to the Planning Commission hearing. Should the developer not be able to obtain the permission for the proposed offsite improvements, the limits of development for the project shall be restricted to the small portion of the northwest corner of the site that drains west to the existing facilities in Arnett Road.

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. The western half of the site naturally drains towards Arnett Road. The exhibit indicates that the onsite runoff from this area would be mitigated with two proposed grassed swales before being discharged into an existing storm drain and 24-inch culvert in Arnett that were constructed by Tract Map 31837. It shall be noted that the two proposed bioswales shall be designed to the District's standards. Special design considerations shall include a minimum 6-foot bottom width and 100-foot length, allowable depth of 3 to 5 inches, allowable slope of 0.2 to 2 percent, and side slopes shall be no steeper than 4 to 1 where the slopes are adjacent to parking, roadways, sidewalks, and trails (even if fenced). The side slopes for the swales adjacent to walls may be 3 to 1 with a 1-foot bench.

The eastern half of the site drains to the natural watercourse at the southeast corner. The exhibit shows onsite stormwater runoff from this area would be conveyed by the interior streets to a proposed extended detention basin adjacent to the alignment for the proposed storm drain extension at the southeast corner of the site. The basin is proposed as mitigation for the incremental increased runoff and water quality impacts generated by this development. To adequately mitigate these impacts, the basin must be sized to accommodate the water quality volume plus the increased runoff volume. All calculations supporting the design capacity of the basin shall be approved by the District prior to the issuance of grading permits. It shall be noted that the extended detention basin shall be designed to District standards. Special design considerations shall include an access ramp to the basin bottom, inlet, and outlet in order to allow for maintenance of the basin. The basin side slopes shall be

10. GENERAL CONDITIONS

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

no steeper than 4 to 1 where the slopes are adjacent to parking, roadways, sidewalks, and trails (even if fenced). The side slope of the southern most portion of the basin consists of an embankment and shall be designed to the District's standards including minimum side slopes and top width. (See condition 60.FLOOD RI. 2 Embankment Criteria)

Construction of a storm drain from Hidden Springs Road to the project site will shift flows away from the existing natural low and impact the drainage of the adjacent parcels. The encroachment into the natural low the developer has proposed could cause ponding that would adversely impact the adjacent properties to the east. The developer shall provide calculations supporting the capacity of the natural watercourse to convey local runoff and delineate an appropriate floodplain. The floodplain shall be kept free of any obstructions including fill slopes. Alternatively, the developer can provide the District with a signed letter of permission from the affected property owner(s) for ponding on their site.

It should be noted that the site is located within the bounds of the Murrieta Creek/Murrieta Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project. Although the current fee for this ADP is $4,139 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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

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

10. GENERAL CONDITIONS

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

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

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 6 USE COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with 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 and/or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated, ponded, or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 9 USE MAJOR FACILITIES RECOMMND

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

10.FLOOD RI. 10 USE INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and

10. GENERAL CONDITIONS

10.FLOOD RI. 10 USE INCREASED RUNOFF (cont.) RECOMMND

hydraulics study that indicates that the general size, shape, and location of the proposed basin needed to adequately mitigate the impacts of the development.

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA RECOMMND

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

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

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

Low Loss rates will be determined using the following:
1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 -(.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for

10. GENERAL CONDITIONS

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA (cont.) RECOMMND

the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

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

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

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

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

10.FLOOD RI. 12 USE WATERS OF THE US (NO FEMA) RECOMMND

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

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be

10. GENERAL CONDITIONS

10.FLOOD RI. 12 USE WATERS OF THE US (NO FEMA) (cont.) RECOMMND

submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 15 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or commercial property owner 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.

10.FLOOD RI. 16 USE SUBMIT FINAL WQMP>PRELIM RECOMMND

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

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify

I ? PLAN:TRANSMITTED Case #: PP23188 Parcel: 380-100-011

10. GENERAL CONDITIONS

10.FLOOD RI. 16 USE SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then

10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

make recommendations and engage in consultation concerning thetreatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environemntal assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10.PLANNING. 3 USE - GEO01979 RECOMMND

County Geologic Report (GEO) No. 1979, submitted for this project (PP23188), was prepared by Landmark Consultants, Inc. and is entitled: "Geotechnical Investigation, Proposed Wildomar Senior Estates, APN 380-100-008 to 012, Wildomar, California", dated October 10, 2007. In addition the following report was submitted for this project:

"Response to Review Comments, County Geologic Report No.

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO01979 (cont.) RECOMMND

1979, Geotechnical Report, Proposed Wildomar Senior Estates, APN 380-100-008 to 012, Wildomar, California", dated February 29, 2008.

This additional report is herein incorporated as part of GEO No. 1979.

GEO No. 1979 concluded:

1.The consultant concluded that the active Temecula segment of the Elsinore Fault Zone is located about 1.4 kilometers to he southwest of the site.

2.No faulting has been mapped on the site or noted during the consultant's geologic investigation of the site.

3.The potential for the surface fault rupture on the site is considered low.

4.The peak horizontal ground acceleration from the design basis earthquake (6.8M) on the Elsinore Fault Zone is estimated to be 0.64g at this site.

5.The consultant's evaluation of liquefaction potential at the site indicates that it is unlikely that the subsurface soils will liquefy due to the dense nature of the subsurface soils.

GEO No. 1979 recommended:

1.The seismic shaking parameters presented in the report should be applied to the proposed structures on the site.

GEO No. 1979 satisfies the requirement for a Geologic study for Planning /CEQA purposes. GEO No. 1979 is hereby accepted for Planning purposes. 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.

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 5 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by 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. 6 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 7 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B & C, Sheets 1-12.

10.PLANNING. 8 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 9 USE - HOURS OF OPERATION RECOMMND

Use of the community facilities approved under this plot plan as shown on Exhibit A, shall be limited to the hours of 9:00 a.m. to 5:00 p.m., Monday through Saturday in order to reduce conflict with adjacent residential uses.

PLAN:TRANSMITTED Case #: PP23188 Parcel: 380-100-011

10. GENERAL CONDITIONS

10.PLANNING. 25 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities.

10.PLANNING. 26 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 28 USE - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

10.PLANNING. 29 USE - NO EA FOR GRADING RECOMMND

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT G, and does not significantly exceed 32,500 cubic yards of cut and 26,000 cubic yards of fill.

10. GENERAL CONDITIONS

10.PLANNING. 30 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 32 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 33 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 34 USE - 90 DAYS TO PROTEST RECOMMND

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 this approval or conditional approval of the project.

10.PLANNING. 42 USE - C/W DESIGN GUIDELINES RECOMMND

The project shall conform to the Countywide Design Standards and Guidelines, adopted January 13, 2004.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

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

10. GENERAL CONDITIONS

10.TRANS. 5 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner 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 exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or o the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 3 USE - REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety may review this permit to consider the hours of operation. If

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 USE - REVIEW OPERATION HOURS (cont.) RECOMMND

significant complaints have been received regarding noise and nuisance, the hours of operation of the community building may be further restricted.

20.PLANNING. 5 USE - EXPIRATION CODE ENFORCE RECOMMND

WITHIN SIXTY (60) DAYS OF EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 6 USE - MITIGATION MONITORING RECOMMND

WITHIN TWO (2) YEARS OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and E.A. No. 41648.

20.PLANNING. 7 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMND

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 USE-G2.3SLOPE EROS CL PLAN RECOMMND

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. 3 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

Control & Water Conservation District.

60.BS GRADE. 5 USE-G2.13FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the County - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

60.BS GRADE. 6 USE-G2.14OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 7 USE-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 8 USE-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply 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

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP (cont.) RECOMMND

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.

60.BS GRADE. 10 USE IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT PLANS RECOMMND

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

60.FLOOD RI. 2 USE EMBANKMENT CRITERIA RECOMMND

The downstream side slope of the proposed basin is an embankment. To prevent failure of the embankment and potential catastrophic flooding on downstream property owners, the embankment shall be designed to these standards:

1. Embankment fill slopes (external and internal) may be no steeper than 4 to 1 (4H:1V).

2.Basin embankment height will be based on the vertical distance from 100-year event overflow water surface to lowest adjacent toe of embankment fill.

3. Basin embankments higher than 5 feet shall require design by a geotechnical engineer and shall have a top width not less than 20 feet.

4. For embankments 5 feet or less, the minimum top width shall be 6 feet.

5. Basin embankments must be constructed on native consolidated soil (or adequately compacted and stable fill soils analyzed by a geotechnical engineer) free of loose surface soil materials, roots, and other organic debris.

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE EMBANKMENT CRITERIA (cont.) RECOMMND

6. Basin embankments greater than 3 feet in height must be constructed by excavating a key equal to 50% of the berm embankment cross-sectional height and width. This requirement may be waived if specifically recommended by a geotechnical engineer.

7. The embankment shall be constructed of soil placed in 6-inch lifts compacted to at least 95% of maximum dry density, within 2 percentage points of the optimum moisture content, modified proctor method ASTM D1557.

8. Retaining walls are not permitted as support for embankment fill for basins.

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

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

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

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

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

60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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

60.FLOOD RI. 8 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Murrieta Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 23188 is located within the limits of the Murrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 8 USE MITCHARGE (cont.) RECOMMND

impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 10.46 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 4 MAP - PALEONTOLOGIST REQUIRED RECOMMND

Because the subject parcel is designated as HIGH A for paleontological resources, the land divider/permit holder shall retain a qualified paleontologist for paleotnology monitoring services. The developer shall submit a copy of a fully executed contract for paleontology monitoring services, including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. A pre-grade meeting between the paleontologist and the excavation and grading contractor shall be held. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 5 USE- PALEONTOLOGY MITIGATION RECOMMND

Mitigation measures for potential paleotnology resources shall include the following pursuant to the recommendations of the Paleontology Assessment report prepared by MBA, dates January 11, 2008:
1. Mitigation shall commence with a site visit when excavation occurs at the modern ground surface.

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE- PALEONTOLOGY MITIGATION (cont.) RECOMMND

2. Full time monitoring of excavation activities is required. Paleontologic monitors shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments likely to contain the remains of small fossil vertebrates and invertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. If, at any time during monitoring, the paleotnologist determines that the sediments present within the subsurface have low potential to contain paleotnologic resources and low paleontologic sensitivity, then the full-time monitoring program shall cease and a return to periodic monitoring shall occur.

3. Recovered specimens shall be prepared to a point of identification and permanent perservation, including washing of sediments to recover small invertebrates and vertebrates. Preparation and stabilization of all recovered fossils are essential in order to fully mitigate adverse impacts to the resources.

4. Identification and curation of specimens shall be into an established, accredited museum repository wit permanent, retrievable paleotnologic storage. These procedures are also essential steps in effective paleotnologic mitigation and CEQA compliance. The paleotnologist shall have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to ignificant paleotnologic resources is not complete until such curation into an established museum repository has been fully completed and documented.

5. A report of findings with an appended itemized inventory of specimens is required. The report and inventory, when submitted to the County along with confirmation of curation will signify completion of the mitigation program for adverse impacts to paleontologic resources.

60.PLANNING. 6 USE - GRADING PLANS RECOMMND

The project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code,

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE - GRADING PLANS (cont.) RECOMMND

Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 7 USE - NPDES COMPLIANCE (2) RECOMMND

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until ither the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 8 USE - PLNTLOGST RETAINED (1) RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE - PLNTLOGST RETAINED (1) (cont.) RECOMMND

Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 9 USE - LOT LINE ADJUSTMENT REQ RECOMMND

Prior to the issuance of a grading permit, a Lot Line Adjustment shall be filed by the applicant, reviewed and approved by the Planning Department. The Lot Line Adjustment shall re-align the existing lot lines to avoid conflicts with the proposed buildings as shown on the APPROVED EXHIBIT A. The permit holder shall submit proof of recordation of the Lot Line Adjustment to the Planning Department within 6 (six) months of Planning Department approval. The proposed Lots shall comply with the development standards of the General Residential (R-3) zone.

60.PLANNING. 12 USE - MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 41648 which must be satisfied prior to the issuance of a grading permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

60.PLANNING. 14 USE - BLOWSAND & DUST CONTROL RECOMMND

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to: a) The use of irrigation during any construction activities; b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, 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 10.35 acres (gross) in accordance with APPROVED EXHIBIT NO. A. 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 USE - SKR IN PLAN &OCC HABITAT RECOMMND

Prior to the issuance of a grading permit, a building permit for the construction of a primary structure, a mobilehome site preparation permit, a mobilehome installation permit, or a surface mining special inspection permit, whichever comes first:

a. A Section 10(a) Permit, issued pursuant to the provisions of the Federal Endangered Species Act of 1973, and an Endangered Species Act Management Authorization, issued pursuant to the provisions of the California Endangered Species Act, which authorize take of the Stephens' kangaroo rat must be in effect; and,

b. Unless the Core Reserves for the Stephens' kangaroo rat have been completed, a focused biological report for the Stephens' kangaroo rat, compiled in accordance with the Riverside County Planning Department's "Requirements For Submittal Of Biological Reports" shall be submitted. The report shall document the amount of occupied Stephens' kangaroo rat habitat subject to disturbance or destruction, if any. The report must be submitted to the Planning Department - Information Services Counter for review and acceptance. The accepted biological report shall be

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 USE - SKR IN PLAN &OCC HABITAT (cont.) RECOMMND

forwarded to the Planning Department - Advanced Planning Division for archival purposes.

c. Notwithstanding the forgoing, biological reports shall not be required for a proposed permit if there exists a biological report prepared by a biologist permitted by the U.S. Fish and Wildlife Service to trap the Stephens' kangaroo rat for scientific purposes covering the affected area within 12 months of the date of the application of the proposed permit. This condition shall no longer be applicable if the Core Reserves have been completed.

60.PLANNING. 21 USE - ARCHAEOLOGIST RETAINED RECOMMND

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 unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between 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 American 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 unique archaeological resources. 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, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 USE - IF HUMAN REMAINS FOUND RECOMMND

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 Resource 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 recommendations have been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

60.PLANNING. 23 USE - REQD APPLICATIONS (1) RECOMMND

No grading permits shall be issued until General Plan Amendment No. 891 and Change of Zone No. 7608 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the developement standards of the designation[s] and/or zone[s] ultimately applied to the property.

60.PLANNING. 25 MAP - JURISDICTIONAL DELINEATI RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, as determined by a Jurisdictional Delineation performed prior to the issuance of a grading permit, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 26 USE - OFFSITE GRADING RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for the proposed private road (Fox Ridge Lane) as shown on the

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 USE - OFFSITE GRADING (cont.) RECOMMND

APPROVED EXHIBIT A. If said permission is not obtained from the private property owner(s) prior to the issuance of a grading permit, the applicant shall submit a revised Plot Plan to be reviewed, accepted and approved.

60.PLANNING. 27 USE - SENIOR CC&R'S RECOMMND

The applicant shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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

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

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

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

a) provide for a minimum term of 60 years,

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 USE - SENIOR CC&R'S (cont.) (cont.) RECOMMND

evidence satisfactory to the AGENCY that transferee has assumed in writing and in full, and is reasonably capable of performing and complying with the OWNER'S duties and obligations under this Agreement and where upon OWNER shall be released of all obligations hereunder which accrue from and after the date of such sale.

RESTRICTIONS TO RUN WITH THE LAND. The OWNER hereby declares its express intent that the restrictions set forth in this Agreement shall run with the land, and shall bind all successors in title to the Property until the expiration of this Declaration. Each and every contract, deed or other instrument hereafter executed covering and conveying the Property or any portion thereof shall be held conclusively to have been executed, delivered and accepted subject to the restrictions, regardless whether such restrictions are set forth in such contract, deed or trust instrument. The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'A', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 USE - SENIOR CC&R'S (cont.) (cont.) (cont.) RECOMMND

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

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PLNTLGST CERTFIED (2) RECOMMND

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

T PLAN:TRANSMITTED Case #: PP23188 Parcel: 380-100-011

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE -WATER/SEWER WILL SERVE RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be required to Environmental Health along with the filing fee in effect at the time of submittal.

80.E HEALTH. 3 USE - FOOD PLANS REQD RECOMMND

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with the California Uniform Retail Food Facilities Law.

80.E HEALTH. 5 USE - WATER WILL SERVE RECOMMND

A "Will-Serve" letter is required from the appropriate water agency.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK $ RECOMMND

Building Plan check deposit base fee of $1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.
Plans shall be signed and approved by a registered civil

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.) RECOMMND

engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of 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 USE 3 ITEMS TO ACCEPT FACILITY RECOMMND

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 USE 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

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

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

80.FLOOD RI. 4 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Murrieta Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 23188 is located within the limits of the Murrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 10.46 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ACOUSTICAL STUDY RECOMMND

The permittee shall have four (4) copies of a certified acoustical study performed by a professional acoustician

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - ACOUSTICAL STUDY (cont.) RECOMMND

prepared which outlines methods by which interior sound levels within the principal buildings of the proposed use will be maintained at no more than 45 db(A) and that airborne sound insulation methods will comply with Chapter 35 of the Uniform Building Code. The study shall be submitted to the Health Services Agency, Office of industrial Hygiene for review and comment (the permittee may be assessed review fees not to exceed the Agency's hourly rate) and shall forward the study along with any comments of the Health Service Agency and corrections to the Planning Department for approval.

80.PLANNING. 4 USE - BLOWSAND & DUST CONTROL RECOMMND

The permit holder shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to: a) The use of irrigation during any construction activities; b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

80.PLANNING. 5 USE - LIGHTING PLANS RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approvaland shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B & C, Pages 1-12.

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B & C, Pages 1-12.

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 10 USE - MINIMUM FLOOR AREA RECOMMND

AL dwelling units shall have a minimum floor living area of not less than 50 square feet excluding porches, garages, patios or similar features whether attached or detached. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all dwelling unit minimum floor living area regulations.

80.PLANNING. 11 USE - MAXIMUM DWELLING UNITS RECOMMND

A maximum of 209 dwelling units are allowed under this permit.

80.PLANNING. 12 USE - RAIN SHUT-OFF IRRIGATION RECOMMND

The irrigation plan shall be in compliance with Section 18.12 of Ordinance No. 348, and include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 13 USE - LANDSCAPING SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. The performance security shall be released one year after structural final and the inspection report provides the plantings have been adequately installed and maintained. A cash security shall be required when the estimated cost is $2,500.00 or less.

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 USE - COC REQUIRED (2) RECOMMND

Prior to issuance of building permits, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Department of Building and Safety.

If Planning Department Condition No. 60.PLANNING.9 is satisfied, this condition shall be considered MET.

80.PLANNING. 15 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing allwall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 17 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the County Service Area No. (CSA) 152A to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

80.PLANNING. 18 USE - MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 41648 which must be satisfied prior to the issuance of a building permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

80.PLANNING. 19 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 50 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 21 USE - PARCEL MERGR REQD (2) RECOMMND

Prior to the issuance of a building permit, a Lot Line Adjustment shall be filed by the applicant, reviewed and approved by the Planning Department. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the General Residential (R-3) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.9 is satisfied.

80.PLANNING. 22 USE - REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until General Plan Amendment No. 891 and Change of Zone No. 7608 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

80.PLANNING. 23 USE - REQUIRED CHANGE OF ZONE RECOMMND

The permittee shall file an application for a change of zone with the County Planning Department. No building permits shall be issued unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26 USE - PARKING/LANDSCAPING PLAN RECOMMND

Prior to issuance of grading or building permits, seven (7) copies of a Shading, Parking, Parking Lot Lighing and Landscaping and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein.

80.PLANNING. 42 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

TRANS DEPARTMENT

80.TRANS. 4 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along realigned Fox Ridge Lane shall be conveyed for public use to provide for a 45 foot part-width right-of-way.

Sufficient public street right-of-way along Arnett Road shall be conveyed for public use to provide for a 30 foot half-width right-of-way.

Sufficient public street right-of-way along Catt Road shall be conveyed for public use to provide for a 30 foot half-width right-of-way.

80.TRANS. 6 USE - STREETLIGHTS - L&LMD RECOMMND

The project proponent shall submit to the Transportation Department L&LMD No. 89-1-C Administrator the following:

1. Completed Transportation Department application

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

3. Appropriate fees for annexation.

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

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7 USE - SOUTHWEST R&BBD RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone "A" of the Southwest Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

80.TRANS. 8 USE - SOUTHWEST TUMF RECOMMND

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

80.TRANS. 11 USE - MAP CORNER CUT-BACK I RECOMMND

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

80.TRANS. 15 USE - STREETLIGHT PLAN 1 RECOMMND

A separate street light plan is required for this project.

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

80.TRANS. 16 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department.

Landscaping plans shall be improved within Catt Road, and Arnett Road and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans.

Assurance of continuous maintenance is required by

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16 USE - LANDSCAPING COMM/IND (cont.) RECOMMND

processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ INEFFECT

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#66-DISPLAY BOARDS RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2001 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diamter will require the project structural

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 4 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 5 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 6 USE-#36-HOOD DUCTS RECOMMND

(COMMUNITY CENTER)

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 6 USE-#36-HOOD DUCTS (cont.) RECOMMND

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. 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 USE IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 4 USE FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for Buildings 3 and 5 through 11 (eastern half of the

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4 USE FACILITY COMPLETION (cont.) RECOMMND

project and runoff tributary to the storm drain) within the development prior to the District's acceptance of the storm drain for operation and maintenance.

PLANNING DEPARTMENT

90.PLANNING. 2 USE - PALEO MONITORING REPORT RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist two (2) copies of the Paleontology Monitoring Report. This report shall be certified by a professionally-qualified paleotnologist listed on the County's Paleonotlogy Consultant List.

90.PLANNING. 3 USE - MITIGATION MONITORING RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 41648. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 4 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 50 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

90.PLANNING. 5 USE - MINIMUM FLOOR AREA RECOMMND

All dwelling units shall have a minimum floor living area of not less than 750 square feet. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition.

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 7 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the eparment of Enviornmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be requried to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 8 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 243 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 9 USE - ACCESSIBLE PARKING RECOMMND

A minimum of 10 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE - ACCESSIBLE PARKING (cont.) RECOMMND

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 10 USE - COVERED PARKING SPACES RECOMMND

A minimum of 152 parking spaces shall be covered by a carport or enclosed garage.

90.PLANNING. 13 USE - LIGHTING PLAN COMPLY RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 14 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 15 USE - NO ROOF EQUIPMENT RECOMMND

Roof-mounted equipment for reidential units shall not be permitted within the project site.

90.PLANNING. 16 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of 10 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 18 USE - SPECIMEN TREES REQUIRED RECOMMND

andscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

90.PLANNING. 19 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 22 USE - TRASH ENCLOSURES RECOMMND

4 trash enclosures which are adequate to enclose a minimum of 8 bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 24 USE - COMPLY W/ LANDSCAPE PLAN RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping,

Irrigation, and Shading Plans and be in a condition acceptable to The and Mangement Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 25 USE - CERTIFY LANDSCAPE COMPLY RECOMMND

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the 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 thre (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

90.PLANNING. 26 USE - QUIMBY ACT FEE RECOMMND

The permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the County Service Area No. 152A.

90.PLANNING. 27 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 29 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 30 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 32 USE - POOL AND SPA FENCING RECOMMND

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.]

90.PLANNING. 35 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy,or upon building permit final inspection rior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan NO. 21388 is calculated to be 10.35 net acres. 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.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the 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.

90.TRANS. 2 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PP22176, PM31837, TR31331, and TR31499.

90.TRANS. 3 USE - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road shall be accepted to vest title in the name of the public if not already accepted.

90.TRANS. 5 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent 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.

90.TRANS. 6 USE - VACATION/RE-DESIGN 1 RECOMMND

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Fox Ridge Lane. The project proponent shall apply under separate application with the County Surveyor for a conditional vacation of Fox Ridge Lane, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.

2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 9 USE - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

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

It shall be the responsibility of the Developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 11 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, treet 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.

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 USE - UTILITY INSTALL RECOMMND

lectrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 13 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Catt Road, and Arnett Road.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

90.TRANS. 14 USE - PART WIDTH RECOMMND

Catt Road along project boundary is a paved County maintained road designated as a local road and shall be improved with 32' part-width AC pavement, (20' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter and 5' sidewalk (on the project side), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 60' full-width dedicated right-of-way (30' on project side and 30' on opposite side) in accordance with County Standard No. 105, Section "C".

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

Arnett Road along project boundary is designated as a local

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14 USE - PART WIDTH (cont.) RECOMMND

road and shall be improved with 32' part-width AC pavement, (20' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter and 5' sidewalk (on the project side), within a 60' full-width dedicated right-of-way (30' on project side and 30' on opposite side) in accordance with County Standard No. 105, Section "C".

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

Fox Ridge Lane (Private) along project boundary is designated as a private local road and shall be improved with 32' part-width AC pavement, (20' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter and 5' sidewalk (on the project side), within a 45' part-width dedicated right-of-way (30' on project side and 15' on opposite side) in accordance with County Standard No. 105, Section "C".

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

90.TRANS. 15 MAP - PEDESTRIAN CROSSING IMP DRAFT

1. The project proponent shall construct sidewalk on the south side of Catt Road between the proposed project and Hidden Springs Road.

2. The project proponent shall make signing and striping modifications as approved by the Transportatino Department, including the placement of a marked crosswalk on the south leg of the intersection, across Hidden Springs Road.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 13, 2007

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.-LEA
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Plchk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Landscape-Ron Dyo

Riv. Transit Agency ✓
Riv. Sheriffs Dept.
Riv. Waste Management Dept.
CSA 152 c/o EDA
Wildomar MAC ✓
Supervisor Buster
Commissioner Roth
Lake Elsinore Unified School ✓ Dist.
Elsinore Valley Municipal Water ✓ Dist.
SCE ✓
Southern California Gas ✓

Caltrans Dist. #8 ✓
RWQCB-Santa Ana ✓
EIC "Attachment A" ✓
California Dept of Fish & Game ✓
U.S. Fish & Wildlife Service ✓
U.S. Postal Service ✓
Bureau of Land Management ✓
Army Corp. of Engineers ✓
Wildomar Land Development ✓ Review Committee
Pechanga Indian Tribe ✓

14

GENERAL PLAN AMENDMENT NO. 891, CHANGE OF ZONE NO. 7608, AND PLOT PLAN NO. 23188 – EA41648 – Applicant: Palm Desert Development – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Rancho California Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) – Location: Southerly of Catt Road, Easterly of Fox Ridge Lane, and Westerly of Arnett Drive – 10.35 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The General Plan Amendment proposes to amend the Elsinore Area Plan from Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre) to Highest Density Residential (H'TDR) (20+ Dwelling Units per Acre). The overall density of the project site is 20.2 Dwelling Units per Acre. The Change of Zone proposes to change the project site's current zoning classification from Rural Residential (R-R) to General Residential (R-3). The Plot Plan proposes to construct ten (10) 2-story Multi-Family Residential Buildings on 10.35 gross acres. A total of 209 attached dwelling units are proposed with several recreational amenities, which includes a 2,702 sq. ft. Community Center Building, two (2) 1,472 sq. ft. Maintenance Buildings, a Pool, Paseos, and 270 Parking Spaces. The project is proposed to be developed in three (3) phases. – APN(s): 380-100-008, -009, -010, -011, and -012

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on January 3, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Bulmaro Canseco**, Project Planner, at **(951) 955-8632** or email at bcanseco@RCTLMA.org / **MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____ FILE COPY

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Y:\Planning Case Files-Riverside office\PP23188\CPR TRANSMITTAL.doc

Fast Track Authorization

IVERSIDE COUNTY
conomic Development Agency

Case No.: [ ]

FTA No. 2007-41

SUPERVISOR: Bob Buster

SUPERVISORIAL DISTRICT: 1

Company/Developer: Palm Desert Development Company, Inc **Contact:** Kevin M. Manning

Address: P.O. Box 3958 Palm Desert, CA 92261

Phone: (760) 568-1048 **Fax:** (760) 568-5030 **Email:** kmanning@verizon.net

Architectural Firm: Sinrazon, Inc. **Contact:** Thomas Hodgin

Address: 1336 E Chapman Ave., Orange, CA 92866

Phone: (760) 469-4002 **Fax:** (760) 568-9761 **Email:** tahodgin@pddc.net

Engineering Firm: Albert A. Webb & Associates **Contact:** Richard Teller

Address: 3788 McCray Street Riverside, CA 92506

Phone: (951) 686-1070 **Fax:** (951) 788-1256 **Email:** richardteller@webbassociates.com

Land Use Application(s): ☑ General Plan Amendment ☐ Conditional Use Permit ☑ Change of Zone

☑ Plot Plan ☐ Parcel Map ☑ Other Lot Line Adjustment ?

Site Information:

Assessor's Parcel Number(s) 380-100-008, 009, 010, 011 & 012

ɔss Streets/Address Southeast corner of Arnett Rd & Catt Rd. Land Use Designation MDR

Zoning R-R Site Acreage 10.35

Redevelopment Project Area/Sub-Area: Lakeland Village/Wildomar Sub-Area

Project Information (Estimate Amounts):

Eligibility Criteria ☐ Full Time Jobs ☐ Capital Investment ☐ Annual Taxable Sales ☐ Board of Supervisors ☐ Child Care ☐ Workforce Housing ☑ Other Affordable Senior Housing

Permanent Full-Time Jobs 4 Wages per Hour $10-20 Construction Jobs 50

Capital Investment $49,865,000 Taxable Sales $0 Bldg Size 5,000

Project Type ☐ Commercial ☐ Industrial ☐ Office ☑ Residential ☐ Other

Industrial Classification N/A Commercial Classification N/A

Project Description:

208 Unit Affordable Senior Housing Apartment Project with one additional manager's apartment. Project will have recreational amenities including a swimming pool and common recreation building.

The Economic Development Agency (EDA) hereby acknowleges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. *This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

ɔin Zimpfer, Assistant County Executive Director/EDA

12-6-07
Date

Wildomar Land Development Review Committee

35255 Amatista Ave. Wildomar, CA 92595

Committee Members

Sheryl Ade, Chair, Gary Andre, Vice Chair

Robert Duncan, AIA Sharon Heil Gerry Stevenson

Set ID CC004545

January 10, 2008

Attn: Wendy Kolk, Dave Stahavich

Ref: Palm Desert Development Company, GPA 891, CZ 7608, PP23188, EA41648

The applicant did attend the Wildomar Land Development Review workshop on December 20, 2007 and gave a presentation which included a general description of the proposed project, supplemented by a conceptual architectural color rendering of the project site and conceptual plan sheet showing the layout of the buildings, parking, ingress/egress, etc.

The Wildomar Land Development Review Committee submits the following advisory comments on the conceptual plan:

1. Planned density (VHDR) is too high for the area. While the proposed project is adjacent to planned commercial which would dictate a higher density than tract housing, it is directly across the street FROM single family tract housing. The Windsong Tract and adjoining KB, Meeker, DR Horton and Beazer tracts combined is the largest single-family housing component in the community. Due to this, there are a large number of children that walk, skateboard and ride bikes to the commercial center on the corner of Catt and Hidden Springs. In fact, the Stater Center and surrounding area is a well-known hang-out for pre-adolescent and adolescent kids from tracts on both sides of I-15. The large number of kids biking, skateboarding, hanging out, etc. is something that PDDC should be aware of and take into consideration when planning their project. Interaction between their residents and these teenagers will be unavoidable.

2. Due to the above factors, there should probably be more open space within the interior of the project for residents, rather than around the exterior. Seniors like to feel they are in a protected, safe environment.

3. We would like to see an AMI range of 60% to 80%, with at least 40% of the units at the 80% AMI. The 30% to 60% AMI range is not a good fit with the surrounding area. This range would be more appropriate and a better fit for the Sedco area of Wildomar.

4. A buffer is needed at back of property (adjacent to Meeker's proposed tract housing) – either one-story apartments with wide set-backs and landscaping or a parking area with landscaping. Suggest Planning and/or PDDC get with Meeker on their elevations.

5. Conceptual plans don't show adequate right-of-way nor do they reflect current design standards (landscaping, meandering sidewalks, landscaping).

6. It is our understanding that PDDC would like the adjacent proposed commercial project to the east to give up 60 feet of their property the length of the cul-de-sac roadway, so the cul-de-sac can be moved over to line up with the Meeker tract entrance across Catt Road. A loss of 60 feet on the commercial property would wipe out a whole segment of planned stores within their development. This doesn't seem like a realistic request. We asked PDDC if they would be willing to give up 60 feet and their answer was no.

7. We would like consideration given to the view of the project from adjacent residential properties so that existing views are not blocked.

8. We would like to see high quality materials used on the buildings, parking covers, maintenance buildings and fencing. No foam for architectural elements; a smooth finish stucco; architectural style should fit with the community.

9. We would like to see the technology used that would show what the finished project would look like in real-time from various vantage points both within and outside of the project site.

10. PDDC should set up meetings as soon as possible with the surrounding homeowners in the Meeker and KB tracts. Commercial developers should be given the courtesy of information on this proposed project as well. The Wildomar Land Development Review Committee would like to receive copies of communications and notification of meetings.

11. The Wildomar Land Development Review Committee would like to be kept in the loop on recommendations/revisions to the proposed project from the County Departments (those listed on the CPR cover page).

12. We would like to request PDDC that make another presentation to Wildomar LDR once they move beyond the conceptual stage.

An Attachment to this letter includes my Notes and Q&A from the Wildomar LDR Committee and members of the community.

Respectfully submitted,

Sheryl Ade
Chair, Wildomar Land Development Review Committee

Attach: Q&A from LDR Workshop
cc: Wildomar Land Development Review Committee
File

Wildomar Land Development Review Committee

Attachment - Ade Notes
Wildomar LDR Workshop – 12/20/07

Presentation: **Palm Desert Development Company** - GPA 891, CZ 7608, PP23188, EA 41648); 209 units in 10 buildings two-story buildings – Very High Density (20+ DUs/acre) – 10.35 gross acres. 270 parking spaces and a Community Center building, pool and walking paths. Project to be developed in three phases.

PDDC gave a presentation which included a general description of the proposed project, supplemented by a conceptual architectural color rendering of the project site and conceptual plan sheet showing the layout of the buildings, parking, ingress/egress, etc.

QUESTIONS FROM WILDOMAR LDR COMMITTEE:

Q: What do you know about our community (other than the location of the amenities you've shown in your presentation that are required to get funding for your project?)
A: Nothing really.

Q: Could you give us your background on developing senior housing. Your webpage shows only one senior project and that one is in process. The remainder of projects shown are low and very-low income multi-family units. So are there other senior projects you've done that aren't shown on your webpage?
A: We've done mostly multi-family as shown. We do have a senior project in process in Menifee at Newport Rd. east of the Senior Center and one in Rubidoux.

Q: Could you give us a breakdown on what AMI (area median income) groups you are targeting and what you anticipate will be the percent of units to each group?
A: We're targeting 30% to 60% AMI. We don't have the percent of units to each group, but we can you some other information about the apartments.

1 BR units (561 sf) – 80% Rental costs will be $323 (net $287) for a 1 bedrm.
2 BR units (781 sf) – 20% up to $776 for a 2 bedrm. Unit (Renters pay utilities)

AMI	#1 BR units	#2 BR units
30%:	4	4
35%:	7	1
55%:	32	8
60%"	21	3

Ade Note: #s above don't total 209 units, so this list is not comprehensive.

Q: What type of funding will you be using specifically?
A: Conv. Perm. Loan (through RDA); tax credits

Q: Do you own the land outright?
A: No, we've acquired a low interest loan through RDA, which we are already making payments on.

Q: Who will manage the building and grounds, and will they live on site?
A: We have our own management firm and a staff person will live in the residential unit above the recreation center.

Q: Will you have on-site emergency personnel?
A: No.

Q: Will you have Title 22 involved with daily operations?
A: No.

Q: Will your firm retain ownership long-term?
A: Yes, we build, maintain and own; we do not sell off our buildings.

Q: How would you evacuate residents in the event of a fire or emergency?
A: The stairs and elevators.
Q: Well the elevators are not usable in a fire.
A: We'll use the stairs.
Q: So, how would someone with a walker or wheel chair handle this?
A: Only the physically able will be on the second floor.

Q: Amenities: Would you provide a van or some other type of transportation for your residents?
A: No, they would have to use Dial-A-Ride and the RTA bus. We will provide a Community Recreation Center (approx. 3,000 to 3,500 sf) with a computer room, reading area, meeting area and small kitchen on the first floor and a Manager's Unit upstairs (approx. 2,000 SF).

Q: Have you had any meetings with the County on this project?
A: Yes, we've met with Transportation, Flood, Fire and the Supervisor over the last year.
Q: Did you actually meet with Supervisor Buster or do you mean you've met with Supervisor Buster's Chief of Staff?
A: Right, we met with Dave Stahavich.

Q: Have you met with the people who live in adjacent tracts (Meeker and KB) to make them aware of your proposed project?
A: No.

Q: Do you know what the median income is within a one-mile radius of your proposed project site or what the people paid for the homes across the street from your project?
A: No.
WLDR Response: The median income is $85,000. The new homes across the street sold for $450,000 and up.

Q: Could you give us the timeline for the phasing of this project (Ph 1, 2 and 3)?
A: No anticipated dates at this time.

QUESTIONS/COMMENTS FROM COMMUNITY

Martha Bridges

- Why is project being reviewed 4 days before Christmas without public notice and before the Cityhood election?

WLDR reply: First of all, this is an ad hoc all-volunteer committee and we are not required to publish a notice in the newspaper, however notice is always posted in the library foyer. There was also notification on the WCC and WildomarVoice websites and emails sent out from both websites. This committee has held twice-monthly meetings – the first and third Thursday of the month - in this location since 2003 and our meetings are always open to the public. The only time we don't meet is if there are no projects to review or no developers wishing to give a presentation. These developers recently ask to present at this meeting and my reply was that being this close to Christmas we may not have our whole committee present, however we would be happy to accommodate them.

PDDC Reply: We have some urgency due to the fact that this project is relying on tax credit and bonds which are date restricted. We must have certain things in place by March 1st in order to qualify for this money.

- Has this project been assigned a project number?

WLDR Reply: Yes, this project was just submitted for application to the County and we just received CPR information yesterday. The information is available on the agenda which was provided this evening as well as on the County Planning webpage.

- Mrs. Bridges also commented she would like to meet privately with the developers.

Steve Beutz

- What is the fiscal impact of this project on the community? Positive or negative?

WLDR Reply: This information is not typically provided unless the County specifically asks for it either through the Environmental Assessment or EIR process. Years ago, a fiscal analysis was provided for each project, but the County stopped requiring that information at some point in time. The County could request a fiscal impact study.

PDDC reply: We don't have that information.

John Garrett

- Please use full cut-off fixtures for area and decorative outdoor lighting. Please use low-pressure sodium in as many areas as possible.

PDDC Reply: Noted.

John Garrett (cont'd.)

- Please work with Wildomar LDR to design lighting.

PDDC Reply: Noted.

WLDR Reply: Actually, the County has design standards that are based in part upon information that John Garrett supplied them.

PDDC: We would like to get exchange contact information with John, so he can provide us with his information and suggestions directly. (Ade note: this was done)

- Are palm trees shown in rendering intended for project?

PDDC Reply: Not necessarily since this is a conceptual plan.

- Please use landscaping that is well-adapted to our low-water summer climate.

WLDR Reply: The County has guidelines for this in place and are in fact working on more water-restrictive development guidelines right now, so I'm sure this would part of their conditions. One of the planning commissioners (Snell) reviews landscaping on all projects. We would, however, like to see a set of the landscape plans prior to the PC hearing. We would like to request that you do not use palm trees, they are not a fit in our community. Most of the developers have complied with this request.

PDDC Reply: We will be happy to supply you with landscape plans when we get to that point.

--End--

Palm Desert Development Company

07-0217

April 23, 2008

Nam (Raymond) Kim
ESW
3020 Windmill Drive
Diamond Bar, CA 91765

RE: Property APN. 380-110-001 and 002
Riverside County Planning Department Case # PP22176

Dear Mr. Kim:

This is a follow up to our previous letters dated March 14, 2008 and March 19, 2008. We also received a fax from Benjamin Koo and Associates dated April 9, 2008 (copies of all three letters are attached). We understand your concern and have tried to address your concern by revising the Amended map that we had submitted previously. The new exhibit "A" realigns the storm drain through APN380-110-003 and continues through APN 380-110-002 (your property) and is consistent with the proposed storm drain on your property per the latest plan that your engineer provided us for PP22176.

Furthermore, we have attached an email from Marvan Solhab outlining the discussion and the meeting he had with Farah Khorashadi at Transportation Department regarding the alignment of Fox Ridge Road. We understand that the Transportation Department has agreed to a 45 foot right of way per alignment shown on the attached exhibit "A" and they have agreed that PP22176 will not be conditioned for additional right of way dedication or improvements.

C:\Documents and Settings\jtartaglino\Local Settings\Temporary Internet Files\OLK5D\NamKim_Ltr .DOC

P.O. Box 3958 Palm Desert, CA 92261
tel 760.568.1048 fax 760.568.9761

I believe that the attached exhibit "A" is in complete conformance with your intention with the development of your property. If you are in agreement, please indicate so by signing where indicated below and if you have any questions please do not hesitate to contact me at (951) 956-4689 (mobile) or in the evening at (951) 789-1703 (home).

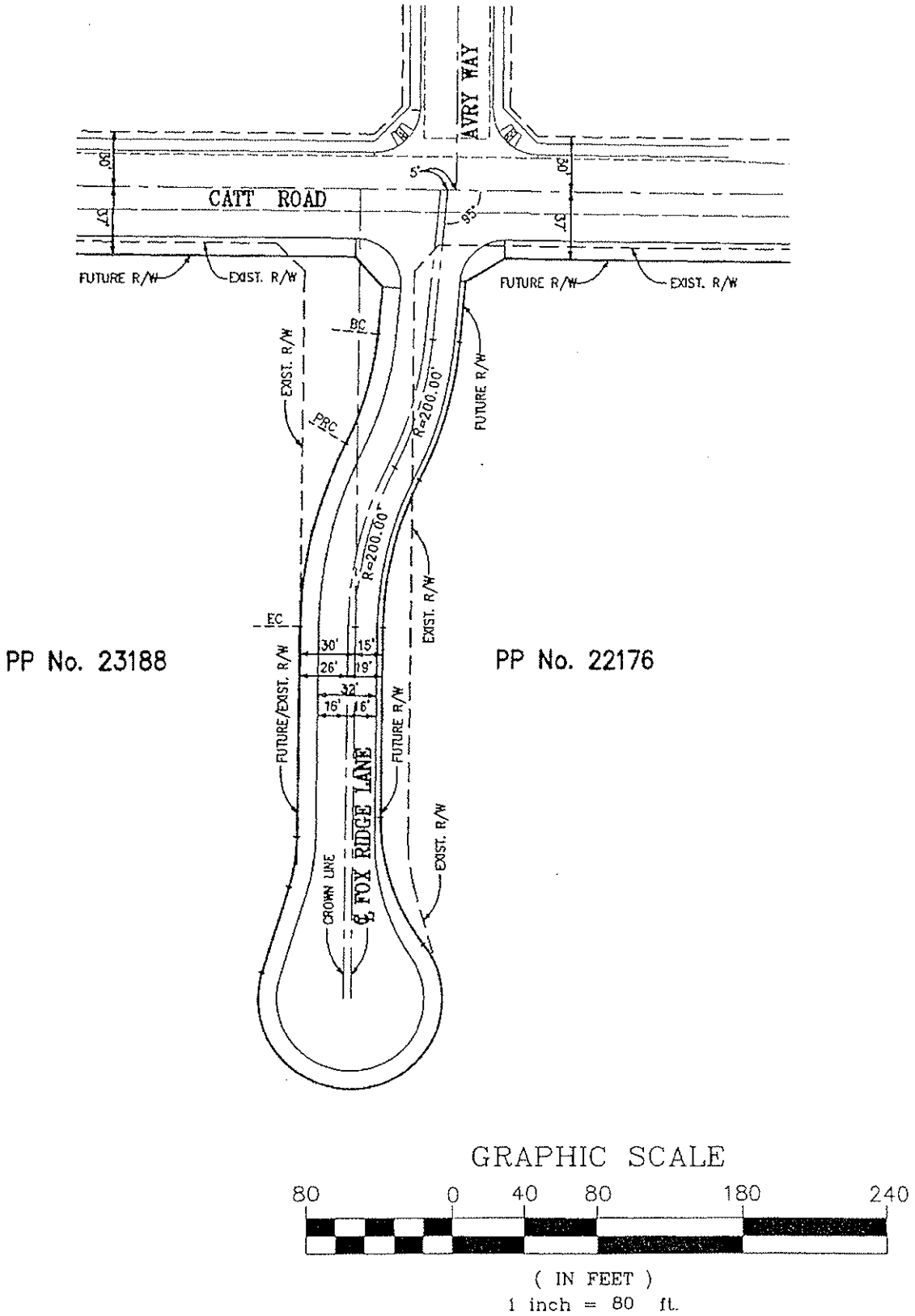
Sincerely,

Palm Desert Development Company
Jeffrey Tartaglino
Director of Land Development

Above terms agreed to and accepted:

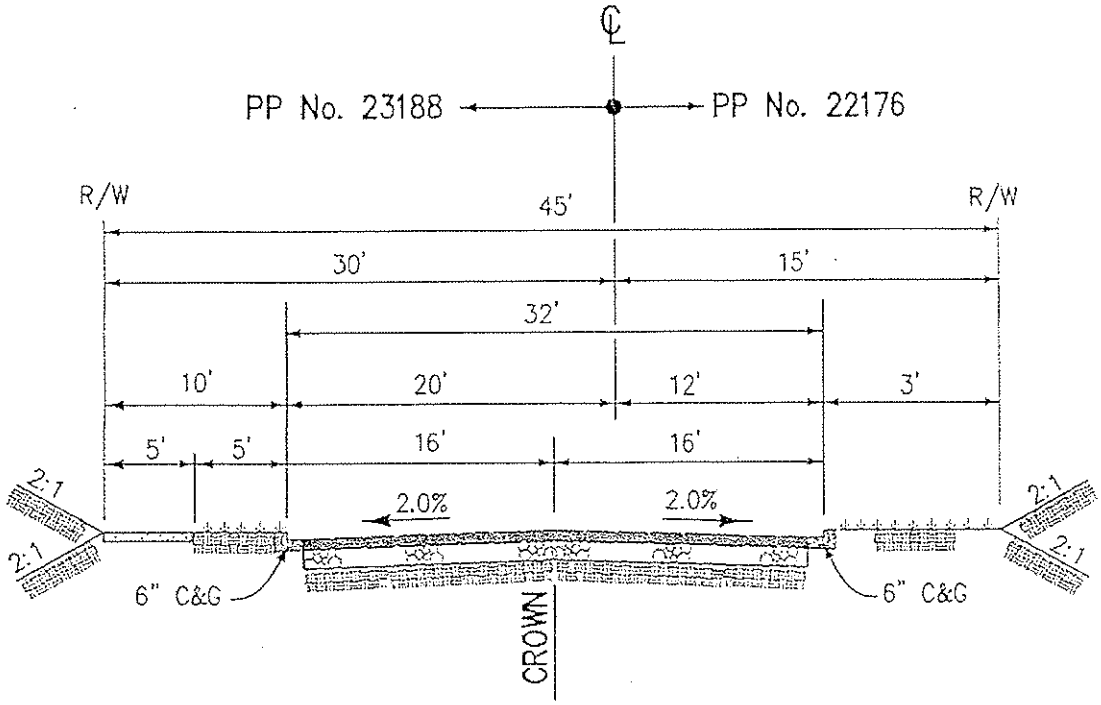
By: _____ Date: _____

EXHIBIT "A"



S:\Land Projects 2004\BEAR CREEK MARKET PLACE\dwg\EXHIBIT\FOX RIDGE LANE.dwg 4-18-08 09:58:13 AM

EXHIBIT "B"



PRIVATE STREET SECTION

FOX RIDGE LANE

TYPICAL SECTION – N.T.S.

E:\Land Projects 2004\BEAR CREEK MARKET PLACE\dwg\EXHIBIT\FOX RIDGE LANE.dwg 4-16-08 09:58:13 AM

Jeffrey Tartaglino

From: Marwan Salhab [MSALHAB@rctlma.org]
Sent: Tuesday, April 22, 2008 5:37 PM
To: Triphord@aol.com; Mo Faghihi
Cc: Jeffrey Tartaglino; Farah Khorashadi; Jeffery Childers
Subject: Re: PP23188

Mo,

Your statement summarizes what we have discussed in today's meeting and the input that I received from Farah before she went on vacation. Her input was a result of her meeting with Trip Hord representing the Applicant of PP 22176 located on the east side of Fox Ridge Lane. Said Applicant has agreed to dedicate the required right of way in order to align Fox Ridge Lane with Avry Way per Amended No.1 exhibit of PP 23188 as long as the resultant right of way width dedication will not exceed 45' and so long he does not have to construct any additional improvements or incur any maintenance of those improvements. Farah has told Trip that TRANS is okay with that as long as the road is privately maintained.

Furthermore, we appreciate your effort and the Applicant's effort for attempting to obtain letter(s) of assurance for the adjacent property owners and the Applicant of PP 22176. However, please note that said owner(s) need to agree for changing Fox Ridge Lane from a public to a private road right of way.

Trip, you had also mentioned when I saw you today that you will be sending an e-mail to WEBB in confirmation of the above after due verification with your client and his engineer.

Regards,

Marwan Salhab, PE
Senior Civil Engineer
County of Riverside,
Transportation Department
(951) 955-8482
F: (951) 955-0049

>>> "Mo Faghihi" <mo.faghihi@webbassociates.com> 4/22/2008 5:01 PM >>>
Marvan,

We had a meeting this morning regarding this project. You were going to send me an email regarding the meeting that Farah and Trip Hord had.
Trip represents the adjacent property owner. I need your email confirming the discussion and the agreement on the reduced width of Fox Ridge Road. you represented that Trip and Farah agreed that the adjacent property owner will agree to the realigned Fox Ridge Road as long as they are not required to dedicate any additional ROW other than what was shown on PP 23188. As you requested, Palm Desert Development is planning to submit another letter to the Property owner and request their acceptance, however I need your email to attach it to the letter.
Please provide me with your email ASAP.

Thanks.

Mo Faghihi, Sr. Vice President
Albert A. Webb Associates
Phone: (951) 686-1070
Fax: (951) 788-1256
mo.faghihi@webbassociates.com

Notice: Due to the fact that email, discs or other electronic media can deteriorate or can be tampered with or damaged, use of this media or any attachments by anyone without approval of A.A. Webb Associates and verification of its content shall be at the user's sole risk and A.A.
Webb Associates shall have no liability therefore. The user agrees to release and hold A.A. Webb Associates harmless from all liability arising from such unauthorized use or from any changes made to the media by the user. Transmittal or delivery of this electronic media shall not constitute a waiver or assignment of any copyright or intellectual property rights of A.A. Webb Associates. This electronic message or disc and any attachments may contain PRIVILEGED, CONFIDENTIAL or otherwise LEGALLY PROTECTED INFORMATION intended solely for the use of the intended recipient. If the reader of this message is not believed to be the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying or other use of this message, disc or any attachments is strictly prohibited. If you have received this material in error, please notify the sender immediately by telephone at 951-686-1070 or by email, and permanently delete this material and all copies or backups thereof. Thank you.

Jeffrey Tartaglino

From: Mo Faghihi [mo.faghihi@webbassociates.com]
Sent: Tuesday, April 22, 2008 5:01 PM
To: Marwan Salhab
Cc: Jeffery Childers; Jeffrey Tartaglino
Subject: PP23188

Marvan,

We had a meeting this morning regarding this project. You were going to send me an email regarding the meeting that Farah and Trip Hord had. Trip represents the adjacent property owner. I need your email confirming the discussion and the agreement on the reduced width of Fox Ridge Road. you represented that Trip and Farah agreed that the adjacent property owner will agree to the realigned Fox Ridge Road as long as they are not required to dedicate any additional ROW other than what was shown on PP 23188. As you requested, Palm Desert Development is planning to submit another letter to the Property owner and request their acceptance, however I need your email to attach it to the letter. Please provide me with your email ASAP.

Thanks.

Mo Faghihi, Sr. Vice President
Albert A. Webb Associates
Phone: (951) 686-1070
Fax: (951) 788-1256
mo.faghihi@webbassociates.com

Notice: Due to the fact that email, discs or other electronic media can deteriorate or can be tampered with or damaged, use of this media or any attachments by anyone without approval of A.A. Webb Associates and verification of its content shall be at the user's sole risk and A.A. Webb Associates shall have no liability therefore. The user agrees to release and hold A.A. Webb Associates harmless from all liability arising from such unauthorized use or from any changes made to the media by the user. Transmittal or delivery of this electronic media shall not constitute a waiver or assignment of any copyright or intellectual property rights of A.A. Webb Associates. This electronic message or disc and any attachments may contain PRIVILEGED, CONFIDENTIAL or otherwise LEGALLY PROTECTED INFORMATION intended solely for the use of the intended recipient. If the reader of this message is not believed to be the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying or other use of this message, disc or any attachments is strictly prohibited. If you have received this material in error, please notify the sender immediately by telephone at 951-686-1070 or by email, and permanently delete this material and all copies or backups thereof. Thank you.

Jeffrey Tartaglino

From: Triphord@aol.com
Sent: Wednesday, April 23, 2008 8:21 AM
To: MSALHAB@rctlma.org; mo.faghihi@webbassociates.com
Cc: Jeffrey Tartaglino; FKHORASH@rctlma.org; JCHILDER@rctlma.org; jkim@pclc-hjk.net; raynhk@yahoo.com
Subject: Re: PP23188 / PP 22176 - Fox Ridge Lane
Attachments: FOXRIDGELANECROSSSECTION.pdf; FOXRIDGELANEPLANVIEW.pdf

Marwan:

Here is the summary email that we discussed in our meeting yesterday afternoon. The content is substantially the same as the statement that you made to Mo Faghihi in your 04/22/09 email that was copied to me.

Farah:

Thank you for taking the time to meet with our project team on April 17, 2008. On behalf of the developer, Raymond (Nam) Kim and our engineer (Jei Kim), I have prepared the following meeting summary for your review and approval. The subject matter is the proposed re-alignment and construction responsibility of Fox Ridge Land south of Catt Rd. in the Wildomar community. The affected projects are PP 23188 (Palm Desert Development Co.) and PP 22176 (Raymond Kim). Based on our meeting we anticipate the following Conditions of Approval for the projects:

Plot Plan 23188:

1) Design and Construction of Fox Ridge Land shall be the responsibility of the developer of PP 23188 (PDDC) and shall be based on the attached Private Street Section (Exhibit B). The private street shall be a 32 Ft. paved section on 45 Ft. of improvements, including curb and gutter (See attached Exhibit)

2) The Private Street Section shall be privately maintained by the Property Association of PP 23188.

PP 22176:

1)The developer of Plot Plan 22176 shall not be required to improve any portion of the re-aligned Fox Ridge Lane. No access to Fox Ridge Lane is proposed and none shall be allowed for this commercial/office development.
2) The developer of PP 22176 shall provide the necessary land area required for the construction of the improvements contemplated by the attached Exhibits and as shown on the Approved Exhibit A of PP 22138 and PP 22176.
3) The developer of PP 22176 shall request that a partial street vacation be considered by the County of Riverside for the undeveloped portion of Fox Ridge Lane.
4) The developer of PP 22176 shall provide appropriate landscape screening along the edge of the Fox Ridge Lane improvements. Said landscaping shall be maintained by the Commercial Property Owners Association of PP 22176.

Please confirm that the above requirements are consistent with the intent and agreement that was reached at our recent meeting. If you have any questions please call or write back at your first opportunity.

Trip Hord

In a message dated 4/22/2008 5:37:18 P.M. Pacific Daylight Time, MSALHAB@rctlma.org writes:

> Mo,

Your statement summarizes what we have discussed in today's meeting and the input that I received from Farah before she went on vacation. Her input was a result of her meeting with Trip Hord representing the Applicant of PP 22176 located on the east side of Fox Ridge Lane. Said Applicant has agreed to dedicate the required right of way in order to align Fox Ridge Lane with Avry Way per Amended No.1 exhibit of PP 23188 as long as the resultant right of way width dedication will not exceed 45' and so long he does not have to construct any additional improvements or incur any maintenance of those improvements. Farah has told Trip that TRANS is okay with that as long as the road is privately maintained.

Furthermore, we appreciate your effort and the Applicant's effort for attempting to obtain letter(s) of assurance for the adjacent property owners and the Applicant of PP 22176. However, please note that said owner(s) need to agree for changing Fox Ridge Lane from a public to a private road right of way.

Trip, you had also mentioned when I saw you today that you will be sending an e-mail to WEBB in confirmation of the above after due verification with your client and his engineer.

Regards,

Marwan Salhab, PE
Senior Civil Engineer
County of Riverside,
Transportation Department
(951) 955-8482
F: (951) 955-0049

>>> "Mo Faghihi" <mo.faghihi@webbassociates.com> 4/22/2008 5:01 PM >>>
Marvan,

We had a meeting this morning regarding this project. You were going to send me an email regarding the meeting that Farah and Trip Hord had. Trip represents the adjacent property owner. I need your email confirming the discussion and the agreement on the reduced width of Fox Ridge Road. you represented that Trip and Farah agreed that the adjacent property owner will agree to the realigned Fox Ridge Road as long as they are not required to dedicate any additional ROW other than what was shown on PP 23188. As you requested, Palm Desert Development is planning to submit another letter to the Property owner and request their acceptance, however I need your email to attach it to the letter. Please provide me with your email ASAP.

Thanks.

Mo Faghihi, Sr. Vice President
Albert A. Webb Associates
Phone: (951) 686-1070
Fax: (951) 788-1256
mo.faghihi@webbassociates.com

Notice: Due to the fact that email, discs or other electronic media can deteriorate or can be tampered with or damaged, use of this media or any attachments by anyone without approval of A.A. Webb Associates and verification of its content shall be at the user's sole risk and A.A. Webb Associates shall have no liability therefore. The user agrees to

release and hold A.A. Webb Associates harmless from all liability arising from such unauthorized use or from any changes made to the media by the user. Transmittal or delivery of this electronic media shall not constitute a waiver or assignment of any copyright or intellectual property rights of A.A. Webb Associates. This electronic message or disc and any attachments may contain PRIVILEGED, CONFIDENTIAL or otherwise LEGALLY PROTECTED INFORMATION intended solely for the use of the intended recipient. If the reader of this message is not believed to be the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying or other use of this message, disc or any attachments is strictly prohibited. If you have received this material in error, please notify the sender immediately by telephone at 951-686-1070 or by email, and permanently delete this material and all copies or backups thereof. Thank you.

Need a new ride? Check out the largest site for U.S. used car listings at AOL Autos.

Palm Desert Development Company

March 14, 2008

CERTIFIED LETTER

Nam (Raymond) Kim
ESW
3020 Windmill Drive
Diamond Bar, CA 91765

RE: Riverside Property APN 380-110-01 and 002
Riverside County Planning Department # PP22176

Dear Mr. Kim;

Please allow me to introduce myself; my name is Jeffrey Tartaglino from Palm Desert Development Company. We are the owners of the proposed senior apartment project to the east of your property in Wildomar.

The Riverside County Transportation and Flood Control District have both conditioned our projects for joint participation in two items. The first item is the realignment of Fox Ridge Lane to align with Avry Way. We have worked closely with your consultant Trip Hoard on the location and required improvements to Fox Ridge Lane. The County has agreed in concept to the new design that my engineer has completed. We need to create an easement and a joint agreement document outlining the participation of each of the landowners. The second item is from the Riverside County Flood Control District and the acceptance of the drainage course that runs through all three of the properties. My engineer has design a solution that will help both of us and help obtain approvals for both of the projects.

I am enclosing a map of the projects to show you the design ideas. I would appreciate a meeting with you either on March 18th or 19th at your convenience.

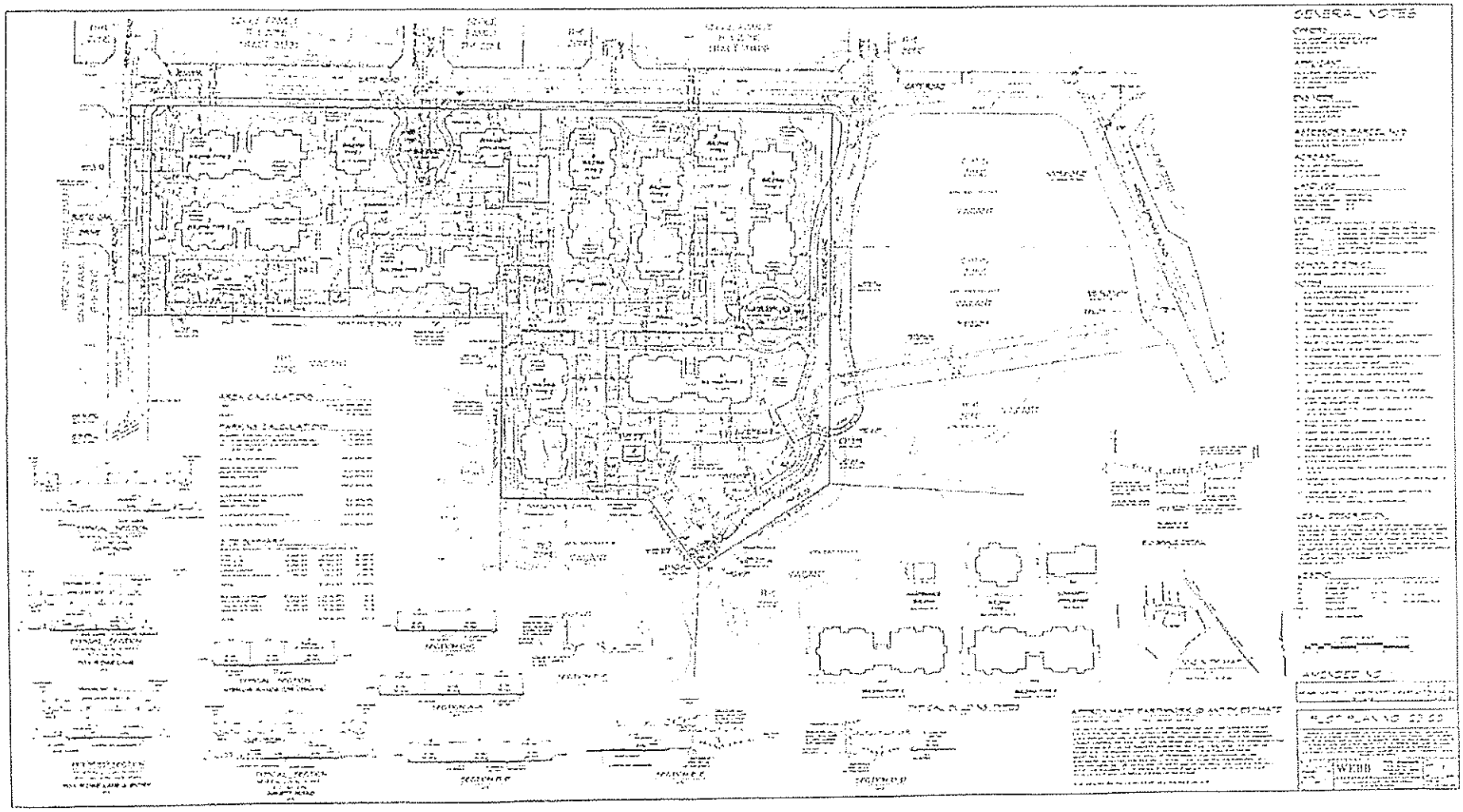
Time is of the essence and any delay could be detrimental to both of our projects.

You can reach me at (951) 956-4689 (mobile) or in the evening at (951) 789-1703 (home).

Sincerely,

Palm Desert Development Company
Jeffrey Tartaglino
Director of Land Development

P.O. Box 3958 Palm Desert, CA 92261
tel 760.568.1048 fax 760.568.9761


GENERAL NOTES
WEBB

Palm Desert Development Company

March 19, 2008

CERTIFIED LETTER

Nam (Raymond) Kim
ESW
3020 Windmill Drive
Diamond Bar, CA 91765

RE: Riverside Property APN 380-110-01 and 002
Riverside County Planning Department # PP22188

Dear Mr. Kim;

I have called numerous times, left messages with your assistant and sent you a certified letter on March 14th and we still have not made any form of contact. We are the owners of the proposed senior apartment project to the east of your property in Wildomar and need to discuss the ramifications of the Fox Ridge Lane alignment required by Riverside County Transportation and the layout of a storm drain being discussed with the Riverside County Flood Control District.

We have tried to work with you on the Fox Ridge Lane alignment so that the required take of land would minimal. County of Riverside Transportation has yet to here from you on the design.

The Riverside County Flood Control District has agreed in concept to the new design that my engineer has completed for the location of the storm drain. This new design would run through your current plans parking lot in a location that would be deemed neutral to your design, current or revised. We would install the storm drain at no cost to you. A joint agreement would be signed by both parties to ensure the timeframe of the installation of the storm drain line would not delay any of your construction on the site. My engineer has design a solution that will help both of us and help obtain approvals for both of the projects.

I am enclosing a map of the projects to show you the design ideas. I would appreciate a meeting with you either on March 21st or the 24th at your convenience.

Time is of the essence and any delay could be detrimental to both of our projects.

You can reach me at (951) 956-4689 (mobile) or in the evening at (951) 789-1703 (home).

Sincerely,

Palm Desert Development Company
Jeffrey Tartaglino
Director of Land Development

P.O. Box 3956 Palm Desert, CA 92261
tel 760.568.1048 fax 760.568.9761

LAW OFFICES OF
BENJAMIN KOO & ASSOCIATES
3600 WILSHIRE BOULEVARD
SUITE 1608
LOS ANGELES, CALIFORNIA 90010
TELEPHONE (213) 388-6555
FACSIMILE (213) 388-1007
E MAIL wilshire@gmail.com

RECEIVED
APR 09 2008

OUR FILE NO.

FACSIMILE TRANSMISSION

Date: April 9, 2008

Total Number of Pages (including this cover sheet): 3

To: Mr. Jeffrey Tartglino
Director of Land Development Company

Re: Riverside Property APN 380-100-008-4, 380-100-009-5, 380-100-010-5, 380-100-011-6, 380-100-012-7 – Riverside County Planning Dept. # PP23188

Fax No.: (760) 568-5030 **Phone No.:**(760) 568-1048

From: Annie

Comment: Attached is a letter dated March 31, 2008.

The information contained in this facsimile is privileged and confidential, and is intended only for the use of the individual named above and others who have been specifically authorized to receive it. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited.
IF YOU DO NOT RECEIVE ALL OF THIS PAGES, PLEASE CONTACT US AT (213)3885555.
THANK YOU.

LAW OFFICES OF
BENJAMIN KOO & ASSOCIATES
3800 WILSHIRE BOULEVARD
SUITE 1008
LOS ANGELES, CALIFORNIA 90010
TELEPHONE(213)388-5565
FACSIMILE(213)385-1007
EMAIL wilshirelaw@gmail.com

OURFILENO

March 31, 2008

VIA CERTIFIED MAIL
Mr. Jeffrey Tartaglino
Director of Land Development
Palm Desert Development Company
44-139 Monterey Avenue, Suite A
Palm Desert, CA 92260

RE: Riverside Property APN 380-100-008-4, 380-100-009-5,380-100-010-5, 380-100-011-6, 380-100-012-7
Riverside County Planning Department #PP23188

Dear Mr. Tartaglino;

Please be advised that we represent Mr. Nam Kim for the above referenced matter and this is to respond to your letter to my client on March 14, 2008.

On the face of the letter, you seem to state that you have some issues to be solved with the Riverside County Transportation and Flood Control District and want to have cooperation with my client for both parties' benefit. However, you just wanted our client to give up his property right for your own benefit. You may claim that you also have to give up some of your property right but they are grossly unfair. That is not the attitude when you want to ask cooperation. You did not even show up on the appointment on March 10, 2008 without prior notice and yet you are sending mails to our client making unilateral unreasonable request. If this is the tactic you use to build up your argument at hearing, we hereby request your honest approach for the fair and mutual benefit.

1) Realignment proposal for Fox Ridge Lane: Our client already wanted to match up some portion of Fox Ridge Lane. However, in the new drawing, my client has to dedicate more land due to the change of the drawing. I think you may have to dedicate more of your side of property in case you want to have the wider Fox Ridge Lane rather that just encroach more on our client's property. The new design is grossly unfair and we don't understand how you could just submit the drawings to the County without consulting with our client first.

2) Drainage Course: Your engineer has designed the new drainage course that runs through just our client's property with huge easement. That is not even an idea that we can discuss. The drainage course design should be discussed between three parties involving the property owner for Parcel 4, Parcel Map 12089 PM 71/65. As you already know, the

natural drainage course is through that property and it is common sense to have drainage course through any portion of that property.

It is not proper at this stage for my client to yield additionally unilaterally after prior full discussion between the parties including engineers. If you don't want to discuss, you have to present some reasonable alternative for the benefit of both parties rather than unilateral changes.

Sincerely,
Benjamin Koo & Associates

Benjamin Koo

cc: Mr. Nam Hyung Kim
Mr. Trip Hoard
Mr. Hei J. Kim, PCLC

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY** PLANNING COMMISSION to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 891 / CHANGE OF ZONE NO. 7608 / PLOT PLAN NO. 23188 (Fast Track No. 2007-41) – EA41648 – Applicant: Palm Desert Development – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Rancho California Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) – Location: Southerly of Catt Road, westerly of Fox Ridge Lane, and easterly of Arnett Drive – 10.35 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The General Plan Amendment proposes to amend the Elsinore Area Plan from Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre) to Highest Density Residential (H'TDR) (20+ Dwelling Units per Acre). The overall density of the project site is 20.2 Dwelling Units per Acre. The Change of Zone proposes to change the project site's current zoning classification from Rural Residential (R-R) to General Residential (R-3). The Plot Plan proposes to construct ten (10) 2-story Multi-Family Residential Buildings on 10.35 gross acres. A total of 209 attached dwelling units are proposed with several recreational amenities, which includes a 2,702 sq. ft. Community Center Building, two (2) 1,472 sq. ft. Maintenance Buildings, a Pool, Paseos, and 270 Parking Spaces. The project is proposed to be developed in three (3) phases. **Note:** This project has been scheduled for a public hearing in order to comply with Board of Supervisors Policy (A-32 Fast Tracks). APN(s): 380-100-008, -009, -010, -011, and -012. (Legislative)

TIME OF HEARING:	9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING:	May 14, 2008
PLACE OF HEARING:	CITY OF LA QUINTA COUNCIL CHAMBERS 78-495 CALLE TAMPICO LA QUINTA, CA 92253-1504

For further information regarding this project, please contact Jeffery Childers, at 951-955-3626 or e-mail jchilders@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department,4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/28/08,

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

APN (s) or case numbers PP23188 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Checked By:

Expire: 9/28/08

APN: 376401029 ASMT: 376401029
ROBERT H DARRAH
35912 GREY WHALE LN
WILDOMAR CA. 92595

APN: 376401030 ASMT: 376401030
LONNIE S WALICZEK
LAURA M BAZAN
35930 GREY WHALE LN
WILDOMAR CA. 92595

APN: 376401031 ASMT: 376401031
JAMES F FOSTER
MARTHA C FOSTER
35948 GREY WHALE LN
WILDOMAR CA. 92595

APN: 376401032 ASMT: 376401032
DOMINGO M DELATORRE
MARY E DELATORRE
35966 GREY WHALE LN
WILDOMAR CA. 92595

APN: 376401033 ASMT: 376401033
JOHN W MCKIE
MARTHA L MCKIE
35974 GREY WHALE LN
WILDOMAR CA. 92595

APN: 376401034 ASMT: 376401034
CHRISTOPHER R FRASCHETTI
DAWN M FRASCHETTI
23233 HARBOR SEAL CT
WILDOMAR CA. 92595

APN: 376401035 ASMT: 376401035
CLARENCE F ALBANO
CHRISTINA E ALBANO
1240 PEPPOLI LOOP SE
RIO RANCHO NM 87124

APN: 376401036 ASMT: 376401036
CURTIS JONES
LORETTA SIMS JONES
23209 HARBOR SEAL CT
WILDOMAR CA. 92595

APN: 376401037 ASMT: 376401037
DONALD FIELDS
LINDA FIELDS
23197 HARBOR SEAL CT
WILDOMAR CA. 92595

APN: 376401038 ASMT: 376401038
FEDERAL NATL MORTGAGE ASSN
C/O RECONTRUST CO
1757 TAPO CANYON RD SVW88
SIMI VALLEY CA 93063

APN: 376401039 ASMT: 376401039
IRMA Y SMITH
35990 GREEN PARROT WAY
WILDOMAR CA. 92595

APN: 376401040 ASMT: 376401040
JOHNNY FORSBERG
35998 GREEN PARROT WAY
WILDOMAR CA. 92595

APN: 376401041 ASMT: 376401041
NOOR AHMAD SULTANI
23186 CATT RD
WILDOMAR CA. 92595

APN: 376401042 ASMT: 376401042
CHRIS GUMMERSON
EVA RODRIGUEZ
23198 CATT RD
WILDOMAR CA. 92595

APN: 376401043 ASMT: 376401043
DAVID THIELFOLDT
JEWEL THIELFOLDT
23208 CATT RD
WILDOMAR CA. 92595

APN: 376401044 ASMT: 376401044
CHONG H PAE
SO H PAE
23220 CATT RD
WILDOMAR CA. 92595

APN: 376401045 ASMT: 376401045
JOSE E ARGUELLO
MARTHA ARGUELLO
23232 CATT RD
WILDOMAR CA. 92595

APN: 376402012 ASMT: 376402012
BYRON K EVANS
VERONICA M EVANS
35987 GREEN PARROT WAY
WILDOMAR CA. 92595

APN: 376402013 ASMT: 376402013
JOHN C HUGHES
MARY JAYNE HUGHES
35995 GREEN PARROT WAY
WILDOMAR CA 92595

APN: 376403014 ASMT: 376403014
DANIEL VILLANUEVA
23207 CANNERY RD
WILDOMAR CA. 92595

APN: 376403024 ASMT: 376403024
ANGELO R GUTIERREZ
CARMELA GUTIERREZ
1943 COURAGE ST
VISTA CA 92081

APN: 376403025 ASMT: 376403025
PEDRO CARRILLO
ILSE BEATRIZ CARRILLO
23194 HARBOR SEAL CT
WILDOMAR CA. 92595

APN: 376403026 ASMT: 376403026
LEON J PLUTA
23206 HARBOR SEAL CT
WILDOMAR CA. 92595

APN: 376410011 ASMT: 376410011
STANLEY PARKER HOLDING
C/O WINNERS ONLY INC
1265 PARK CENTER DR
VISTA CA 92083

APN: 376430001 ASMT: 376430001
KEITH R HARTLEY
STEPHANIE M HARTLEY
23269 HIGHLAND OAKS CT
WILDOMAR CA. 92595

APN: 376430002 ASMT: 376430002
RAUL W ARAGON
23281 HIGHLANDS OAKS CT
WILDOMAR CA. 92595

APN: 376430003 ASMT: 376430003
ANTHONY LABARBARA
23293 HIGHLAND OAKS CT
WILDOMAR CA. 92595

APN: 376430004 ASMT: 376430004
UYEN X NGUYEN
PHUC D DOAN
817 VIA BARQUERO
SAN MARCOS CA 92069

APN: 376430005 ASMT: 376430005
PLAZA HOME MORTGAGE INC
5090 SHOREHAM PL STE 206
SAN DIEGO CA 92122

APN: 376430006 ASMT: 376430006
MICHAEL A METOYER
JENNIFER A METOYER
23314 HIGHLAND OAKS CT
WILDOMAR CA. 92595

APN: 376430007 ASMT: 376430007
MICHAEL J STASI
23302 HIGHLAND OAKS CT
WILDOMAR CA. 92595

APN: 376430008 ASMT: 376430008
ARMANDO PATRON
23290 HIGHLAND OAKS CT
WILDOMAR CA. 92595

APN: 376430009 ASMT: 376430009
LIZA M CORNEL
23278 HIGHLAND OAKS CT
WILDOMAR CA. 92595

APN: 376430010 ASMT: 376430010
HERBERT B EUBANK
23319 BUENA CT
WILDOMAR CA. 92595

APN: 376430011 ASMT: 376430011
WOLFGANG K ESCH
BRIGITTE C ESCH
23307 BUENA CT
WILDOMAR CA. 92595

APN: 376430012 ASMT: 376430012
STEPHEN E DUFRESNE
MORGAN CONDO DUFRESNE
23295 BUENA CT
WILDOMAR CA. 92595

APN: 376430013 ASMT: 376430013
SHIRLEY MARIE WAGGONER
23283 BUENA CT
WILDOMAR CA. 92595

APN: 376430014 ASMT: 376430014
LISA MARIE MEDINA
23271 BUENA CT
WILDOMAR CA. 92595

APN: 376430015 ASMT: 376430015
RACHEL G CARROLL
JACOB M CARROLL
23268 BUENA CT
WILDOMAR CA. 92595

APN: 376430016 ASMT: 376430016
JULIO C ESTRADA
STEVEN T ESTRADA
23280 BUENA CT
WILDOMAR CA. 92595

APN: 376430017 ASMT: 376430017
LUCY KONG
CAROL KONG
23292 BUENA CT
WILDOMAR CA. 92595

APN: 376430018 ASMT: 376430018
RICHARD D FROST
23304 BUENA CT
WILDOMAR CA. 92595

APN: 376430019 ASMT: 376430019
LINAL HENG
KRISTINA J HENG
23316 BUENA CT
WILDOMAR CA. 92595

APN: 376431001 ASMT: 376431001
CHARLES A TRUJILLO
MARLENE J TRUJILLO
35994 BANYAN RIM DR
WILDOMAR CA. 92595

APN: 376431002 ASMT: 376431002
JAMES A FRANCIS
35982 BANYAN RIM DR
WILDOMAR CA. 92595

APN: 376431003 ASMT: 376431003
ARTURO OSUNA
EMILIA G OSUNA
35970 BANYAN RIM DR
WILDOMAR CA. 92595

APN: 376431004 ASMT: 376431004
PALOMAR RIDGE II VENTURES
5023 N PARKWAY CALABASAS
CALABASAS CA 91302

APN: 376431007 ASMT: 376431007
PATTY M RIVERA
35922 BANYAN RIM DR
WILDOMAR CA. 92595

APN: 376431008 ASMT: 376431008
CAROL M DURK
35910 BANYAN RIM DR
WILDOMAR CA. 92595

APN: 376431009 ASMT: 376431009
LUIS H CASTANEDA
BERTA A CASTANEDA
35898 BANYAN RIM DR
WILDOMAR CA. 92595

APN: 376431039 ASMT: 376431039
LOUIS B VASCONEZ
AIDA VASCONEZ
35889 ARNETT RD
WILDOMAR CA. 92595

APN: 376431040 ASMT: 376431040
RUTH E KADOTA
35901 ARNETT RD
WILDOMAR CA. 92595

APN: 376431041 ASMT: 376431041
VINCENT J ABBOD
35913 ARNETT RD
WILDOMAR CA. 92595

APN: 376431042 ASMT: 376431042
JULIO ESTRADA
BE THI ESTRADA
ERIC M ESTRADA
35925 ARNETT RD
WILDOMAR CA. 92595

APN: 376431043 ASMT: 376431043
DARIO MEZA
ANALI MEZA
35937 ARNETT RD
WILDOMAR CA. 92595

APN: 376431044 ASMT: 376431044
EDWIN L HIRANG
FRANCISCA JOAN A HIRANG
35949 ARNETT RD
WILDOMAR CA. 92595

APN: 376431045 ASMT: 376431045
PALOMAR RIDGE II HOMEOWNERS ASSN
C/O MEEKER COMPANIES INC
26772 VISTA TER
LAKE FOREST CA 92630

APN: 376450001 ASMT: 376450001
ANDRES FRANCO
JUDITH FRANCO
35965 LEXI LN
WILDOMAR CA. 92595

APN: 376450002 ASMT: 376450002
GWENDOLIN THUIS
35953 LEXI LN
WILDOMAR CA. 92595

APN: 376450003 ASMT: 376450003
NILA AGUILAR MARKULIS
35913 NONNIE DR
WILDOMAR CA. 92595

APN: 376450004 ASMT: 376450004
RANCHO VISTA I VENTURES
26772 VISTA TER
LAKE FOREST CA 92630

APN: 376450006 ASMT: 376450006
OLIVIA SANTOS
35877 NONNIE DR
WILDOMAR CA. 92595

APN: 376450032 ASMT: 376450032
ARMANDO GALLARDO GIL
35912 LEXI LN
WILDOMAR CA. 92595

APN: 376452002 ASMT: 376452002
KONEMANY CHANSAMONE
35908 NONNIE DR
WILDOMAR CA. 92595

APN: 376452003 ASMT: 376452003
JAMIL M SALHAB
35884 NONNIE DR
WILDOMAR CA. 92595

APN: 376452015 ASMT: 376452015
GRAHAM WILSON
TAMMIE A WILSON
35929 LEXI LN
WILDOMAR CA. 92595

APN: 380100004 ASMT: 380100004
NORTH RANCH III VENTURES
5023 N PARKWAY CALABASAS
CALABASAS CA 91302

APN: 380100007 ASMT: 380100007
ALICE L COJEREAN
C/O JANET SUMMERFIELD
P O BOX 506
PATTON CA 92369

APN: 380100008 ASMT: 380100008
PALM DESERT DEV CO
C/O RON CRISP
P O BOX 3958
PALM DESERT CA 92261

APN: 380100013 ASMT: 380100013
JERRY R KACHELMEYER
36143 STABLE WAY
WILDOMAR CA. 92595

APN: 380110001 ASMT: 380110001
ESW
3020 WINDMILL DR
DIAMOND BAR CA 91765

APN: 380110003 ASMT: 380110003
GEORGE MARKOU
PANAGIOTA MARKOU
ANDREW ANDRIANOS
ALICE M ANDRIANOS
C/O ANDREW ANDRIANOS
9052 GAINFORD ST
DOWNEY CA 90240

APN: 380110004 ASMT: 380110004
ALBERT C SYKES
6305 SEASIDE WALK
LONG BEACH CA 90803

APN: 380110007 ASMT: 380110007
SHAUNT BOYAJIAN
ANAHID BOYAJIAN
23191 CORKWAY CIR
MURRIETA CA 92562

APN: 380110009 ASMT: 380110009
RODEO ENTERPRISES
320 ASHTON DR
LAGUNA BEACH CA 92651

APN: 380110030 ASMT: 380110030
MCW RC CA BEAR CREEK VILLAGE CENTER
C/O PROPERTY TAX DEPT
P O BOX 790830
SAN ANTONIO TX 78279

APN: 380410001 ASMT: 380410001
NORTH RANCH I VENTURES
5023 N PARKWAY
CALABASAS CA 91302

Easy Peel Labels
Use Avery® TEMPLATE 5160®
Feed Paper
for Easy Peel Feature
AVERY® 5160®

Bureau of Land Management,
U.S. Department of the Interior
22835 Calle San Juan de los Lagos
Moreno Valley, CA 92553

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

Cultural Resources Committee, Pechanga
Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of California,
Riverside
Riverside, CA 92521-0418

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

Elsinore Valley
Municipal Water District
31315 Chaney St.
P.O. Box 3000
Elsinore, CA 92531

Engineering Department,
Southern California Gas Company
1981 Lugonia Ave.
Redlands, CA 92373

Growth Managment,
U.S. Postal Service
P.O. Box 9998
Riverside, CA 92507-9998

Lake Elsinore Unified School District
545 Chaney St.
Lake Elsinore, CA 92530

Los Angeles District,
U.S. Army Corps of Engineers
911 Wilshire Blvd.
P.O. Box 532711
Los Angeles, CA 90053-2325

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

ATTN: Sheryl Ade
Wildomar Land Development
Review Committee
35255 Amatista Ave.
Wildomar, CA 92595

ATTN: Chariperson - George Cambero
Wildomar Municipal Advisory Council
21584 Grand Ave.
Wildomar, CA 92595

Applicant/Owner:
Palm Desert Development
P.O. Box 3958
Palm Desert, CA 92260

Engineer:
Albert A. Webb Associates
3788 Mc Cray St.
Riverside, CA 92506

Applicant/Owner:
Palm Desert Development
P.O. Box 3958
Palm Desert, CA 92260

Engineer:
Albert A. Webb Associates
3788 Mc Cray St.
Riverside, CA 92506

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®
Sens de chargement
Consultez la feuille d'instruction
www.avery.com
1-800-GO-AVERY

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA41648 - General Plan Amendment No. 891 / Change of Zone No. 7608 / Plot Plan no. 23188
Project Title/Case Numbers

Jeffery Childers
County Contact Person

951-955-3626
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Palm Desert Development
Project Applicant

44-139 Monterey Ave., Suite A, Palm Desert, CA 92260
Address

Southerly of Catt Road, easterly of Arnett Road, and westerly of Fox Ridge Lane.
Project Location

The General Plan Amendment proposes to amend the project site's existing land use designation from Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) to Community Development: Highest Density Residential (CD-HHDR) (20+ Dwelling Units Per Acre). The Change of Zone proposes to change the project site's current zoning classification from Rural Residential (R-R) to General Residential (R-3). The Plot Plan proposes to construct a 209 unit senior affordable housing development on 10.35 gross acres. A senior housing development shall be defined by the Housing for Older Persons Act of 1995 (HOPA), a further amendment to the Civil Rights Act of 1968. In accordance with HOPA, housing is restricted to residents 55 years and older. HOPA permits the construction of senior housing developments without violating Fair Housing Law under the Civil Rights Act of 1968. In addition, the senior housing development has income limitations for its occupants who must meet income requirements of Very Low (30% below the median income) Low (60% below the median income) and moderate (80% below the median income), as indicated by the State of California CDBG's and HOME's Table of 2008 Income Limits. The Plot Plan proposes to construct 208 one and two bedroom units with one (1) managers unit (209 units) in ten (10) – two (2) story buildings and one community building. The project will construct 243 parking spaces, two maintenance buildings, walking areas, putting green, circuit training locations, water quality/detention basin, off-site storm drain [illegible]es, improvements to Catt Road and community gardens. The community building will consist of a swimming pool, computer facility, gymnasium, library, and on-site [illegible]aker unit. The entire project will be constructed in three phases with the first phase comprised of four tenant buildings, associated parking, and the community building. The second construction phase will include four tenant buildings, the construction of Fox Ridge Lane and amenities. The third phase will consist of two tenant buildings and infrastructure improvements. The applicant will be required to construct and maintain Fox Ridge Lane as a private road.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. ($1,876.75 plus $64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

_____ *Signature* _____ *Title* _____ *Date*

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PP23188\GPA891 CZ7608 PP23188 NOD.doc Revised 01/15/08

Please charge deposit fee case#: ZEA41648 ZCFG4993 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 891 / Change of Zone No. 7608 / Plot Plan No. 23188

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Jeffery Childers Title: Project Planner Date: May 5, 2008

Applicant/Project Sponsor: Palm Desert Development Date Submitted: November 21, 2007

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Jeffery Childers at 951-955-3626.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\PP23188\GPA891 CZ7608 PP23188 MitNegDec.doc

Please charge deposit fee case#: ZEA41648 ZCFG4993

FOR COUNTY CLERK'S USE ONLY

Tres Lagos

Senior Apartment Community

at

The City of Wildomar

Presented by

Palm Desert Development Company

Building Strong Communities

Palm Desert Development Company

- Industry Leader for over 25 years
- Second Generation Affordable Housing Developer
- Over 1,000 Affordable Rental Units in Riverside County
- Utilizing Leading Technology for Sustainable and Energy Efficient Buildings meeting **LEED** and *Green* standards
- Dedicated **Government Relations Officer** to liaison all PDDC, agency/county and neighborhood issues about the community
- Dedicated **Asset Manager** to oversee property management, maintenance and community service programs
- Each Property Managed by full time on-site **Professional Property Manager**

Mission Palms a proven success.

Mission Palms
Senior Community located at
5875 Mission Blvd. Rubidoux, CA

Phase 1
102 Senior Units Built in 2004

Phase 2
98 Senior Units Built in 2007

56% Single Female Head-of-Household

21% Single Male Head-of-Household

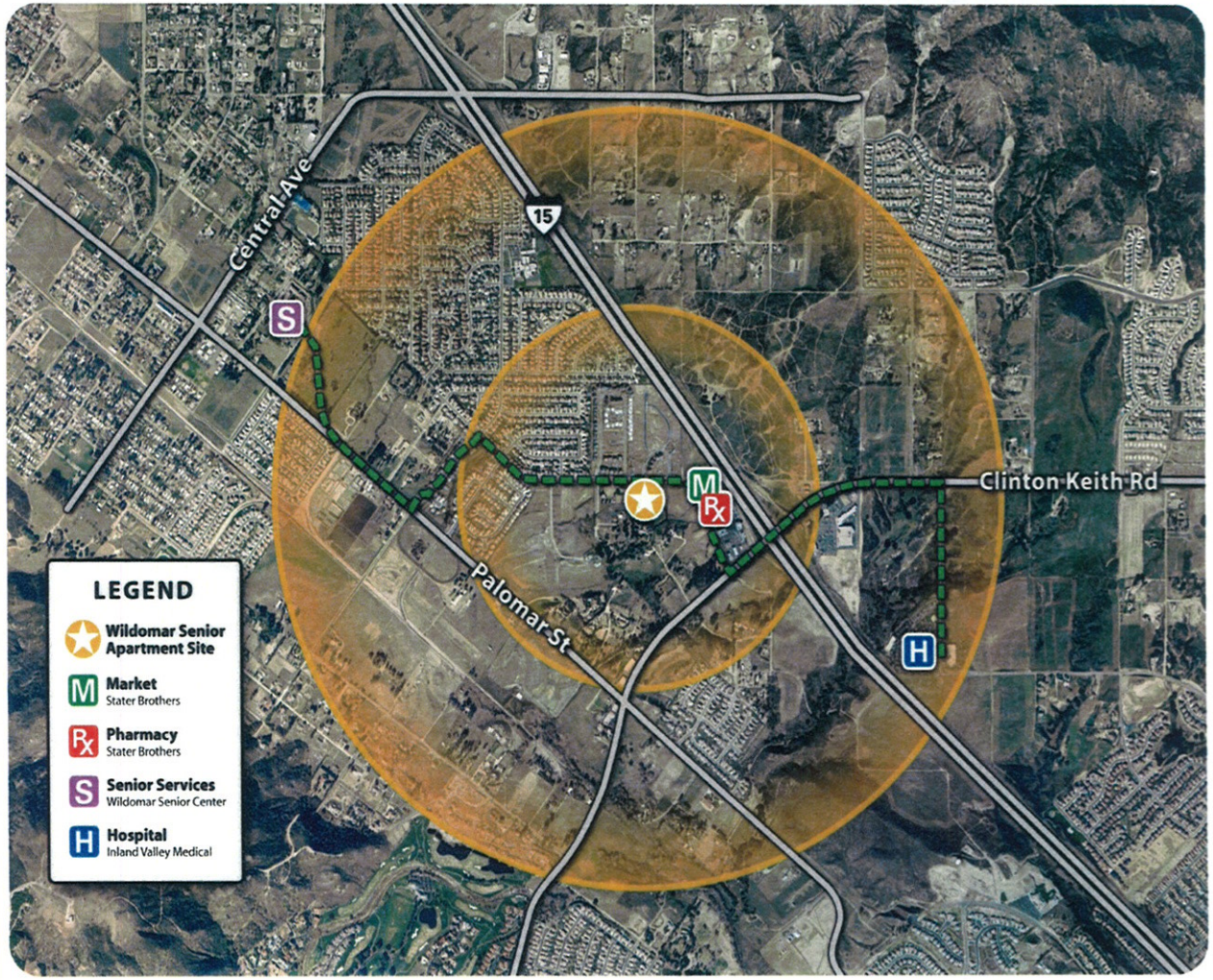
36% relocated to live near family

Tres Lagos

- An two-hundred and nine unit senior affordable apartment community located at the Southwest corner of Catt Road and Fox Ridge Lane in the City of Wildomar. This proposed project is intended to bring a secure feeling and enriched environment to the lives of its residents and neighbors. It is our vision to create a community of which we are all proud.

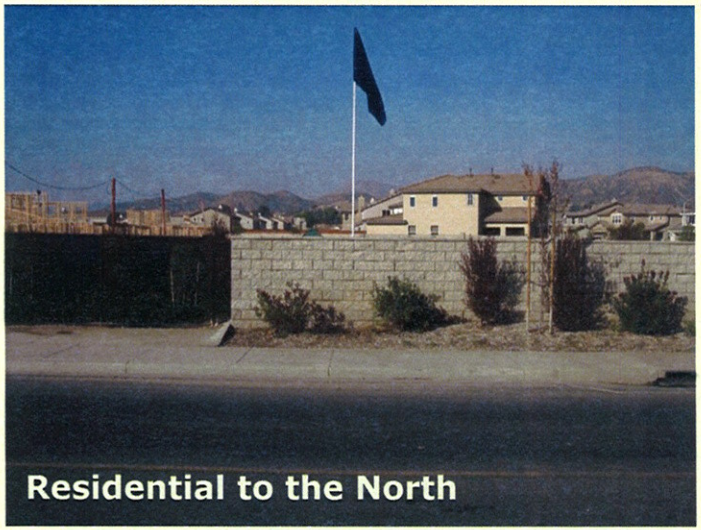
Location, location, location.

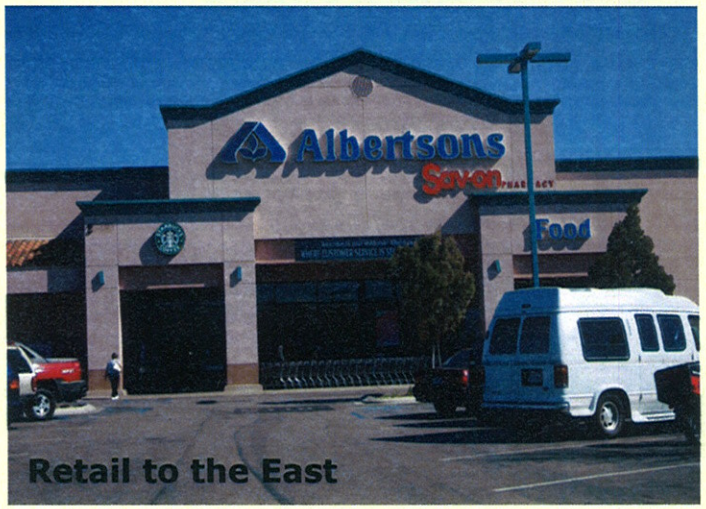
- Bus stop within 0.1 miles
- Grocery Store within 0.15 miles
- Pharmacy within 0.15 miles
- Restaurants within 0.15 miles
- Retail Services within 0.15 miles
- Medical Facility within 0.48 miles
- Financial Institution within 0.5 miles
- Senior Center within 0.95 miles

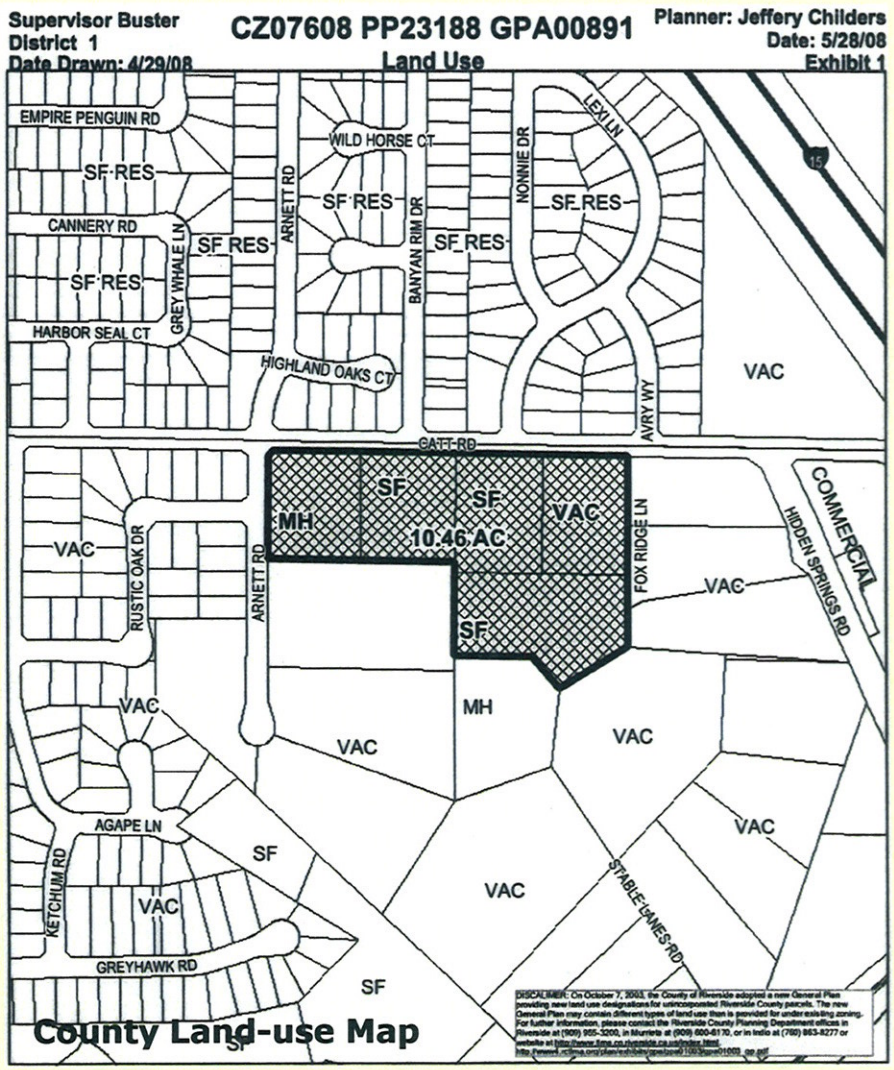


Aerial view of the Wildomar Senior Apartments site, surrounded by amenities within a one-mile radius.

Surrounding development…

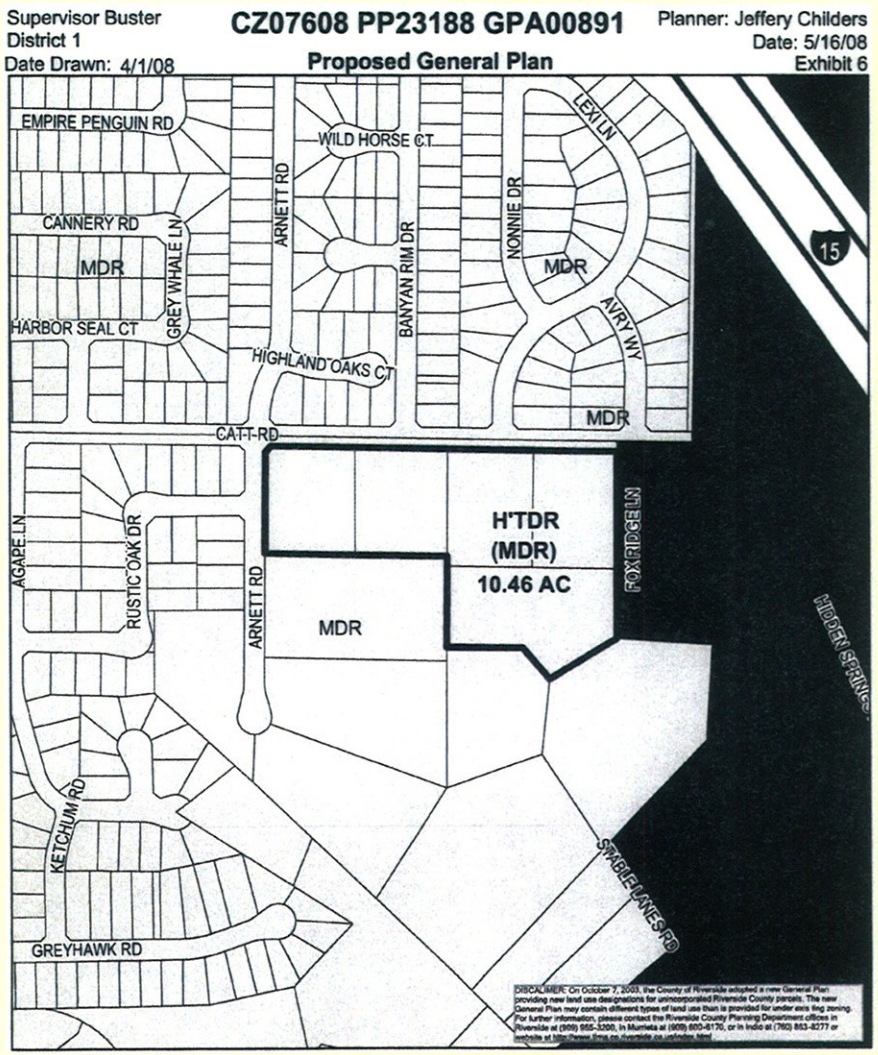






Land-use Information

- 10.46 Acres located South of Catt Road between Arnett Road and Fox Ridge Lane
- **Land-use Designation** (GPA or Variance Required)
  - Former CD/ MDR (2-5 Units per Acre)
  - **Tentatively Approved* HTDR (+20 Units per Acre)**

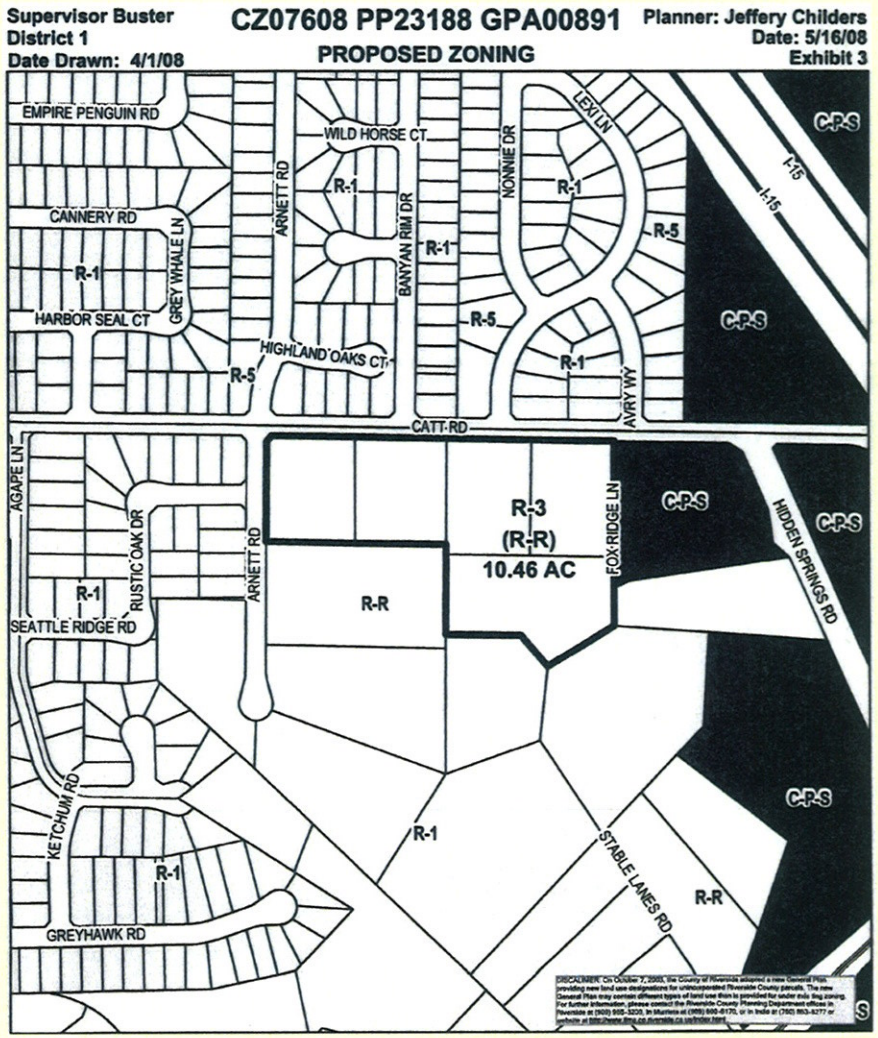


* by the County Board of Supervisors

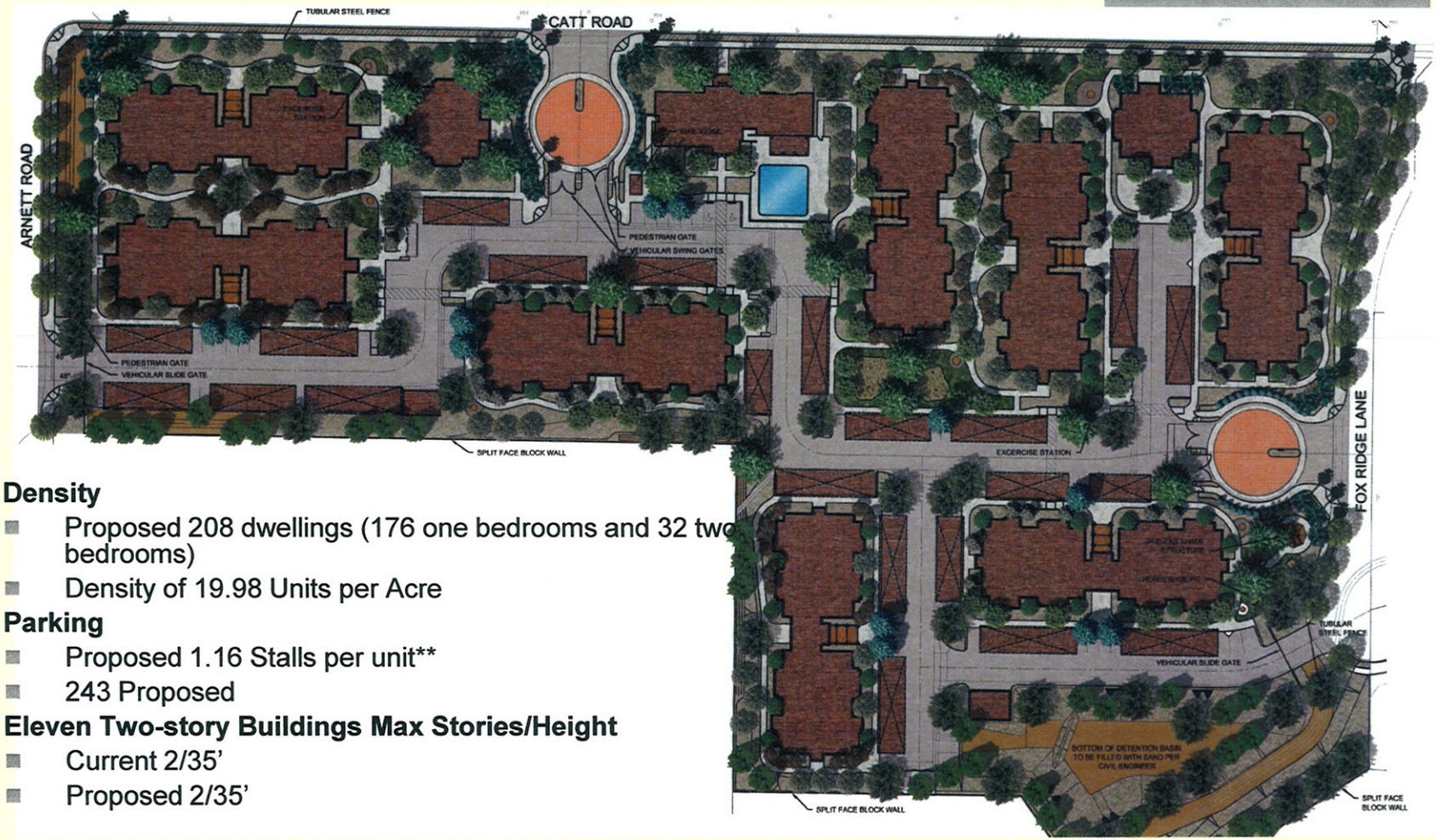
Zoning Information

- **Zoning** (Variance Required)
  - Former R-R (Rural Residential)
  - **Tentatively Approved* R-3 (General Residential)**

* by the County Board of Supervisors



Project Information



Density

- Proposed 208 dwellings (176 one bedrooms and 32 two bedrooms)
- Density of 19.98 Units per Acre

Parking

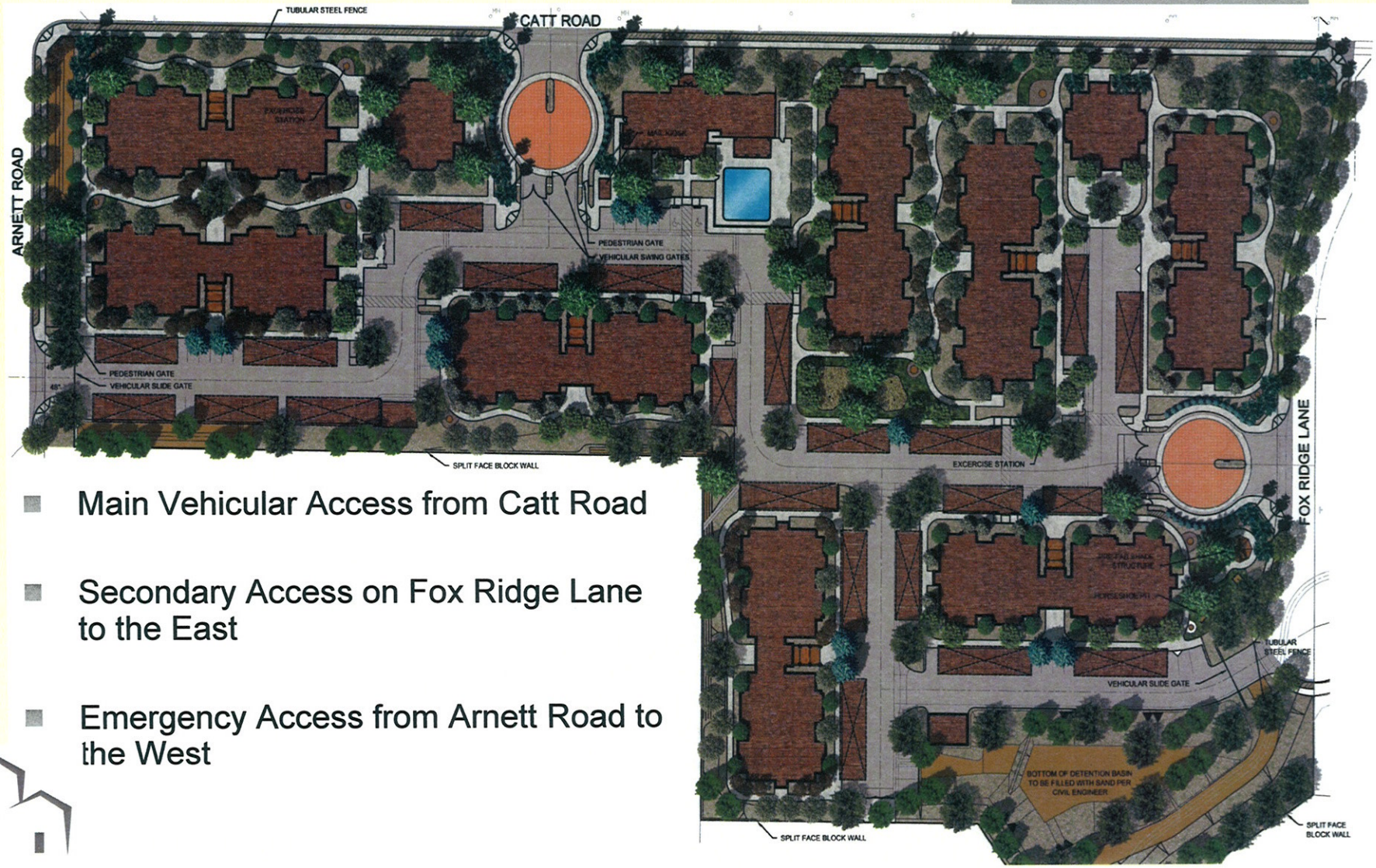
- Proposed 1.16 Stalls per unit**
- 243 Proposed

Eleven Two-story Buildings Max Stories/Height

- Current 2/35'
- Proposed 2/35'

** Parking reduction per Ordinance 348, Section 18.12 (e)2(c)

General Site Characteristics

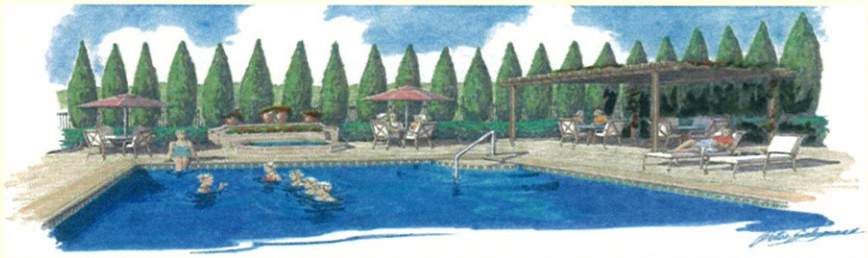


- Main Vehicular Access from Catt Road
- Secondary Access on Fox Ridge Lane to the East
- Emergency Access from Arnett Road to the West

Focusing through architecture…

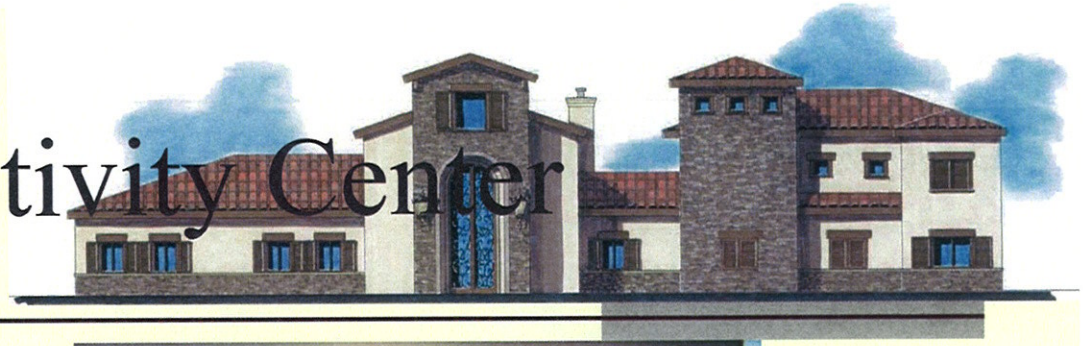
- **"Resort"** Style Living
- Mission/Courtyard Revival Style with an Andalusian Influence
- Internalize Parking
- Covered and Open parking shielded from neighborhood view
- Universal Design
- Gated Community
- Buffer from Commercial Development to the adjacent neighborhood
  - Building set backs from 20' to >95'
- Energy Conservation
  - Exceed Title 24 by 30%
  - Silver LEED standards

Amenity rich…



- Secure Gated Community
  - Surveillance Cameras
  - Courteous Patrol
- On-site Professional Management
- Social Service Programs
- Community Gardens
- Putting Green
- Walking Circuit
- Therapy Pool and Spa

Community Activity Center



- 3,107 s.f. Community Area
  - Billiard Room
  - Library/Reading Area
  - Game Room
  - Computer Room
  - Kitchen/Dining Facilities
  - Meeting Area
  - Activities Room
- 1,500 s.f. Managers Apartment

The need…

A high quality environment with rents that accommodates the market demand for the seniors of your community.

- City of Wildomar Senior population 12,059*
- Preliminary market studies show a current demand for over 800 affordable senior units in the City of Wildomar and 1,776 units in the Wildomar Market Area (Murrieta, Temecula and Lake Elsinore areas).
- Existing senior communities in the area have substantial waiting lists
- City of Wildomar Average Median Income (AMI) = $67,587* (County of Riverside AMI= $66,600)
- One bedroom units ranging from 30% AMI to 60% AMI
  - $374 – $749 per month
- Two bedroom units ranging from 30% AMI to 60% AMI
  - $449 – $899 per month

*2005 Census Update American Fact Finder

Community Benefits

- Creates a vibrant local economy
  - Increase tax base
  - Seniors Shop Locally
  - Bid to Local Contractors
- Less impact on vehicular traffic
- Preference of placement given to local residents and their family members
- Seniors make good neighbors
  - Volunteers
  - Security "Extra Eyes"
- Demonstrates goodwill toward the cities commitment to future affordable housing requirements.

No City Funding Invested

Requested Assistance

Approve the Tres Lagos project as presented or conditioned tonight.

- Environmental Assessment EA41648
- General Plan Amendment GPA00891
- Change of Zone CZ07608
- Plot Plan PP23188 (PL08-0165)

Prior to the incorporation of the City of Wildomar, this project was Tentatively Approved by the County of Riverside Board of Supervisors on June 10, 2008.

GPA No. 891, CZ No. 7608, PP No. 23188

Feedback

- Questions?
- Comments?
- Ideas…

RESOLUTION NO. 09-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR THE WILDOMAR SENIOR AFFORDABLE HOUSING PROJECT ON CATT RD. (NO. 08-0165).

WHEREAS, an application for Wildomar Senior Affordable Housing Project No. 08-0165 has been filed by:

Applicant / Owner:	**Palm Desert Development**
Authorized Agent:	**Albert Webb Associates**
Project Location:	**Southerly of Catt Rd., easterly of Arnett rd.**
APN Number:	**380-100-008-4 &5, 380-100-010-5, 380-100-011-5,& 380-100-012-7.**
Lot Area:	**10.46 gross acres**

WHEREAS, the proposed **Wildomar Senior Affordable Housing (08-0165)** is considered a "project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"); and,

WHEREAS, after completion of an Initial Study, the County's Planning Director determined that it identified potentially significant effects on the environment, but that revisions to the project or the incorporation of mitigation measures would avoid or lessen the effects below the threshold of significance. Therefore staff has proposed a Mitigated Negative Declaration and Mitigation Monitoring Program for this project; and,

WHEREAS, the proposed Mitigated Negative Declaration consists of the following documents: *Initial Study, Determination Page, Technical Appendices, references (pages 49-51) comments and responses ; and*

WHEREAS, on May 5, 2008, using a method permitted under CEQA Guidelines Section 15072(b), the County provided notice of its intent to adopt the proposed Mitigated Negative Declaration to the public, responsible agencies, trustee agencies, and the Riverside County Clerk; and,

WHEREAS, the County made the proposed Mitigated Negative Declaration available for public review for the period prescribed by Sec. 15073 (CEQA Guidelines); and,

WHEREAS, The City Council of the City of Wildomar has reviewed the proposed Mitigated Negative Declaration and considered the proposed Mitigated Negative Declaration and proposed Mitigation Monitoring Program.

NOW THEREFORE, the City Council of the City of Wildomar does hereby resolve, determine and order as follows:

SECTION 1. FINDINGS.

The City Council, in light of the whole record before it including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed Mitigated Negative Declaration and documents incorporated therein by reference, any written comments received and responses provided, the proposed Mitigation Monitoring Program and other substantial evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record and/or provided at the public hearing, hereby finds and determines as follows:

1. Review Period: That the County of Riverside has provided the public review period for the Mitigated Negative Declaration for the duration required under CEQA Guidelines Sections 15073 and 15105.

2. Compliance with Law: That the Mitigated Negative Declaration and Mitigation Monitoring Program were prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.) and the local CEQA Guidelines and Thresholds of Significance adopted by the City of Wildomar.

3. Independent Judgment: That the Mitigated Negative Declaration reflects the independent judgment and analysis of the City.

4. Mitigation Monitoring Program: That the Mitigation Monitoring Program is designed to ensure compliance during project implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit conditions, agreements or other measures as required by Public Resources Code Section 21081.6.

5. No Significant Effect: That revisions made to the project plans agreed to by the applicant and mitigation measures imposed as conditions of approval on the project, avoid or mitigate any potential significant effects on the environment identified in the Initial Study to a point below the threshold of significance. Furthermore, after taking into consideration the revisions to the project and the mitigation measures imposed, the City Council finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the City Council concludes that the project will not have a significant effect on the environment.

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP).

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 3. CITY COUNCIL ACTIONS:

Based on the foregoing findings, and on substantial evidence in the whole of the record, the City Council hereby takes the following actions:

1. Adopt MND: The Mitigated Negative Declaration for (insert project title / description) is hereby approved and adopted.

2. Adopt MMP: The Mitigation Monitoring Program for the Mitigated Negative Declaration is hereby approved and adopted.

3. Notice of Determination: In compliance with Public Resources Code § 21152 and CEQA Guidelines § 15075, the Planning Director shall prepare a Notice of Determination concerning the approval and adoption of the Mitigated Negative Declaration, and within five (5) working days of project approval, file the Notice with the Riverside County Clerk for posting.

4. Location: The Mitigated Negative Declaration, Mitigation Monitoring Program, and all documents incorporated therein or forming the record of decision therefore, shall be filed with the Wildomar Planning Department at the Wildomar City Hall, 23873 Clinton Keith Rd., Suite 111, Wildomar, California 92595, and shall be made available for public review upon request.

PASSED, APPROVED AND ADOPTED this _____ of _____ 20__, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

_____ _____

Sheryll Schroeder, City Clerk Scott Farnam, Mayor

APPROVED AS TO FORM:

_____

Julie Hayward Biggs, City Attorney

RESOLUTION NO. 09-05

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT NO. 08-0165 TO CHANGE THE GENERAL PLAN DESIGNATION FROM (MEDIUM DENSITY RESIDENTIAL) TO (HIGHEST DENSITY RESIDENTIAL) FOR Assessor's Parcel Numbers 380-100-008-4, 380-100-009-5, 380-100-010-5, 380-100-011-5 & 380-100-012-7.

WHEREAS, an application for Wildomar Senior Affordable Housing has been duly filed by:

Applicant / Owner:	**Palm Desert Development**
Authorized Agent:	**Albert Webb Associates**
Project Location:	**Southerly of Catt Rd., easterly of Arnett rd.**
APN Number:	**380-100-008-4 &5, 380-100-010-5, 380-100-011-5,& 380-100-012-7.**
Lot Area:	**10.46 gross**

WHEREAS, in accordance with Government Code Sections 65353, 65355 and 65090, on January 14, 2009 the City gave public notice by mailing to property owners and advertising pursuant to State law and the City's noticing requirements of the holding of a public hearing at which the General Plan Amendment would be considered by the City Council; and

WHEREAS, in accordance with Government Code Section 65353, on January 28, 2009 the City Council held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the General Plan Amendment and at which the City Council considered the General Plan Amendment; and

WHEREAS, at this public hearing on January 28, 2009 the City Council considered, heard public comments on, and adopted a **Mitigated Negative Declaration and Mitigation Monitoring Program)** for the project by Resolution No. 09-04; and

NOW THEREFORE, the City Council of the City of Wildomar does Resolve, Determine, Find and Order as follows:

SECTION 1. ENVIRONMENTAL FINDINGS.

The City Council, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Director as provided in the Staff Report dated January 28, 2009 and

documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. CEQA: The approval of this General Plan Amendment is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on January 28, 2009, at a duly noticed public hearing, the City Council approved a Mitigated Negative Declaration and Mitigation Monitoring Program reflecting its independent judgment and analysis and documenting that there was not substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Rd., Suite 201, Wildomar, CA 92595.

2. Multiple Species Habitat Conservation Plan (MSHCP). The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 2. GENERAL PLAN AMENDMENT.

The City Council approves the General Plan Amendment No. 08-0165 on the following grounds:

1. The proposed General Plan Amendment will not cause any internal inconsistencies in the General Plan.

2. The proposed General Plan Amendment which allows a density of 20+ units per acre is appropriate for the site because it allows for the proposed project which helps the City meet its housing goals (adopted Housing Element) of providing both affordable housing to targeted income groups and housing for special needs groups (elderly persons) within the location guidelines of nearness to transportation, services and commercial uses.

PASSED, APPROVED, AND ADOPTED this ___ day of _____, 2009 by the following roll call vote:

AYES:

NOES

ABSENT:

ABSTAIN:

ATTEST:

Sheryll Schroeder, City Clerk

Scott Farnam, Mayor

APPROVED AS TO FORM:

Julie Hayward Biggs, City Attorney

ORDINANCE NO. 23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE CITY OF WILDOMAR ZONING MAP FROM R-R (RURAL RESIDENTIAL) TO R-3 (GENERAL RESIDENTIAL) FOR ASSESSOR'S PARCEL NUMBERS 380-100-008-4, 380-100-009-5, 380-100-010-5, 380-100-011-5 & 380-100-012-7.

THE CITY COUNCIL OF THE CITY OF WILDOMAR DOES ORDAIN AS FOLLOWS:

SECTION 1. Purpose and Authority

The purpose of this Ordinance is to amend the City of Wildomar's Zoning Map to assign revised zoning to Assessor's Parcel Numbers 380-100-008-4, 380-100-009-5, 380-100-010-5, 380-100-011-5 & 380-100-012-7.

SECTION 2. Findings

A. CEQA
The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA) with supporting documentation on file in the Wildomar Planning Department.

B General Plan Consistency

The proposed Rezone implements and is consistent with the underlying General Plan land use designation of HIGHEST Density Residential (20+ units per acre) and it will not create problems detrimental to the public health, safety and general welfare of the residents of Wildomar.

SECTION 3. Action

. The City of Wildomar's Zoning Map for Assessor's Parcel Numbers 380-100-008-4, 380-100-009-5, 380-100-010-5, 380-100-011-5 & 380-100-012-7 is hereby amended from land use district R-R (Rural Residential) to land use distract R-3 (General Commercial).

SECTION 4. Severability

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. Certification and Publication.

The City Clerk shall certify to the adoption of this ordinance and, within 15 days after its adoption, shall cause it to be published in accord with California law.

SECTION 4. Effective Date

This ordinance shall take effect thirty (30) days after its enactment in accordance with California law.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2009.

_____
Scott Farnam
MAYOR

ATTEST:

_____
Sheryll Schroeder
CITY CLERK

APPROVED AS TO FORM:

_____
JULIE HAYWARD BIGGS
CITY ATTORNEY

RESOLUTION 09- 06

A RESOLUTION OF THE CITY COUNCIL OF WILDOMAR APPROVING PLOT PLAN (RC NUMBER) 23188 (WILDOMAR NO. 08-0165).

WHEREAS, An application for a Plot Plan has been filed with Riverside County (RC); and

WHEREAS, On July 1, 2008, the City of Wildomar incorporated and obtained jurisdiction for action on the subject Plot Plan; and

WHEREAS, The Wildomar City Council held a duly noticed public hearing on January 28, 2009 to consider the proposed plot plan and related applications; and

WHEREAS, City staff has reviewed the Plot Plan for consistency with the Wildomar General Plan, Zoning Code and applicable State law and recommends that findings of consistency can be made; and

WHEREAS, the proposal has been review in accordance with the California Environmental Quality Act (CEQA) and City adopted CEQA Guidelines and a Mitigated Negative Declaration was prepared and considered in relation to action on the Plot Plan; and

WHEREAS, the City Council finds that the development has been designed for the protection of the public health, safety and general welfare in that the proposal will be generally compatible with the logical development of surrounding property and will provide required infrastructure improvements.

NOW THEREFORE, THE CITY COUNCIL FOR THE CITY OF WILDOMAR HEREBY RESOLVES AS FOLLOWS:

Approves Plot Plan (RC) PP23188 (Wildomar No. 08-0165 to allow construction of 209 units of affordable senior housing units, associated parking and amenities and infrastructure improvements on a 10.46 gross acre site located southerly of Catt R. and easterly of Arnett Rd. subject to the conditions imposed by the County and attached to the County documents of approval and subject to the approval of the related general plan amendment and change of zone.

PASSED, APPROVED, AND ADOPTED this ___ day of _____, 2009 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Sheryll Schroeder, City Clerk

Scott Farnam, Mayor

APPROVED AS TO FORM:

Julie Hayward Biggs, City Attorney

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item 2.B
DISCUSSION/ACTION ITEM
Meeting Date: January 28, 2009

TO: Mayor Farnham, Councilmembers

FROM: Brad Evanson, Development Services

SUBJECT: Planning Application #08-0162, Kenny Robles, Applicant:
Change of Zone CZ 7440 - to change the zone from Rural Residential (R-R) to General Commercial (C-1/C-P); and,
Approval of PP 22249 - the construction of a 17,288 SF automobile repair facility, with associated parking and landscaping, on 2.28 gross acres (2.03 net acres).

APN: 380-140-004

STAFF REPORT

RECOMMENDATION:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41118,** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

2. **APPROVE** the first reading of an ordinance adopting **CHANGE OF ZONE NO. 7440,** from Rural Residential (R-R) to General Commercial (C-1/C-P); and,

3. **APPROVE PLOT PLAN NO. 22249,** subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The project site is located on the west side of Palomar Street, northerly of Clinton Keith Road. The property is currently zoned Rural Residential (R-R) and has a General Plan Land Use designation of Commercial Retail (CR). The applicant wishes to construct a 17,288 square foot automotive service building on a 2.28 gross acre site. The total development proposal consists of a single building (17,288 SF) with 18 automobile service bays, 102 standard and 5 handicapped parking stalls, a 10 foot wide multi-use trail, and an open space area for Riparian/Riverine protection.

The project applications, Environmental Assessment EA41118, Plot Plan PP22249 and Change of Zone CZ07440, were originally submitted to the County of Riverside. On June 11, 2008, the Riverside County Planning Commission recommended approval of the project to the County Board of Supervisors. Unfortunately, due to the County's scheduling of this project, the Board of Supervisors was unable to hear the project prior to Wildomar's incorporation. As such, the entire project is being brought to the City Council for consideration with the Riverside County Planning Commission recommendation.

DISCUSSION:

The project is located on the west side of Palomar Street, north of Clinton Keith Road, near the intersection with Shadow Canyon Trail. The adjacent land uses, general plan and zoning information are provided below.

ADJACENT ZONING, LAND USE AND APPLICABLE STANDARDS:			
LOCATION	**CURRENT LAND USE**	**GENERAL PLAN LAND USE DESIGNATION**	**ZONING**
Subject Property	Vacant	Commercial Retail (CR)	Existing: Rural Residential (R-R) Proposed: General Commercial (C-1/C-P)
North	Vacant*	Medium Density Residential (MDR)	Single Family Residential (R-1)
South	Vacant	Commercial Retail (CR)	Rural Residential (R-R)
East	Retail Commercial	Commercial Retail (CR)	General Commercial (C-1/C-P)
West	Vacant	Commercial Retail (CR)	Rural Residential (R-R)
* The adjacent property to the north has been subdivided for single family residential purposes but the adjacent properties are currently vacant.			

Change of Zone

The Applicant is requesting that the zoning designation on the property be changed from Rural Residential to General Commercial which one of the commercial zones that is consistent with the underlying General Plan designation of Commercial Retail (CR). The General Plan envisions that the areas south and east of the project as future commercial and are designated for CR, as are the properties to the east, across Palomar Street, on the General Plan Land use Map. As such, future development on the adjacent parcels would likely be

commercial in nature and thus compatible with the applicant's proposed project. The properties immediately north of the subject site have a General Plan Land Use Designation of Medium Density Residential (MDR), are zoned for single family residential, and have been subdivided and graded for single family residences. The closest single family units within the still incomplete tract are still several hudnered feet away. The County Planning Commission recommended that the subject property be zoned for General Commercial (C-1/C-P).

Plot Plan

The layout of the proposed plot plan has been the subject of much review and discussion between the applicant and Riverside County Planning staff. The current project proposal contains a single multi-tenant auto repair building in the middle of the site with work bays facing Kilgore Lane on the south and the adjacent future single family residences on the north. The majority of the north and south elevations consist of the roll up doors for each unit. The east elevation, facing Palomar Street, contains two large windows that appear to open into office areas of the front units.

The County and Applicant have worked to address concerns about the scale of the proposed building in relation to the adjacent residential uses. These concerns have been addressed to the greatest extent possible by buffering the building from the residential uses to the north with parking areas and the open space area. Likewise, other surrounding uses are buffered from the proposed building with parking and landscaping. To further minimize the impacts to the adjacent uses, a condition of approval will be included requiring parking lot lighting will be required to comply with City of Wildomar standards to prevent light spill onto adjacent parcels. There have also been concerns regarding the activities that would likely occur in an automotive repair facility, particularly with regards to noise and traffic. As such, hours of operation were conditioned to be limited by the Riverside County Planning Commission to Monday through Saturday, from 7 a.m. to 8 p.m.

Along the northern portion of the subject property there is a riparian and riverine area that is subject to protection provisions of the Multi-Species Habitat Conservation Plan. The applicant has configured the plot plan to provide for an open space area for the riparian/riverine area that is approximately 10 feet in width at the southwestern corner of the site, and widens to approximately 40 feet in width adjacent to Palomar Street.

The County Planning Commission's action on the proposed project established draft conditions of approval, and where appropriate (i.e. not County-specific) these will be applied to an approval of this project. The conditions of approval included in this Agenda Item have been modified by staff to make them "Wildomar-specific."

Lastly, the Riverside County Planning staff prepared an Environmental Assessment (EA41118) for the proposed project, and recommended adoption of a Mitigated Negative Declaration for the project. On June 11, 2008, the Riverside County Planning Commission recommended that the Board of Supervisors adopt the Environmental Assessment and Mitigated Negative Declaration, approve the Change of Zone, and approve the Plot Plan. Staff is now recommending that the City Council approve the project, subject to the attached conditions, by adopting the first reading of the project and making the following findings:

City Staff Concerns

While preparing this project for the City Council's consideration, staff has identified a number of potential concerns with both the change of zone and plot plan applications. The proposed zoning designation (C-1/C-P) creates the possibility for potentially incompatible commercial uses beside a future single family residential neighborhood.

The Zoning Ordinance does contain a suitable alternate commercial that would still allow for a wide range of commercial uses, but would require a conditional use permit for automotive repair and other similar commercial activities. This alternative commercial zone is the Scenic Highway Commercial (C-P-S) Zone. While the title of this other commercial zone, scenic highway commercial, is somewhat misleading, the C-P-S zone does allow for a wide range of commercial activities and would allow automotive uses with subject to the approval of a conditional use permit. The advantage of the requirement for a conditional use permit is that is allows the City considerable latitude to restrict or condition the operational characteristics of the business.

The other two commercial zoning designations that are consistent with the Commercial Retail General Plan Land use Designation are the Commercial Office and Commercial Tourist zones. Both of these zones are much more restrictive that either the C-1/C-P or the C-P-S Zones and do not allow any automotive repair uses.

In addition, the plot plan proposes work bays facing the future single family residences. These work bays have a potential to result in adverse noise and safety impacts to future residents. In addition, staff is concerned with statements on the plot plan site plan and elevations stating that no hazmat or liquid waste containers would be allowed on-site. In staff's experience, many automotive repair uses involve the routine use and storage of these types of materials as part of their typical operations. The approval of a plot plan does not provide the City a mechanism to effectively address most operational concerns of the future onsite businesses. In contrast, the conditional use permit was created to allow the City to address potentially problematic land uses on a case-by-case basis. Automotive and similar repair uses in the C-P-S Zone require the City's approval of a conditional use permit (as noted above).

If the City Council accepts the recommendation of the County Planning Commission, then staff recommends that the Council act upon the recommendations contained in the staff report. If the City Council has concerns with the recommended project, staff requests that the Council provide alternative direction. Possible alternate actions are provided in the Alternatives Section of this staff report.

FINDINGS:

A. The proposed Change of Zone is consistent with the City of Wildomar General Plan.

The proposed Change of Zone is consistent with the City of Wildomar General Plan. The General Plan designation for the subject property is CR Commercial Retail. According to the General Plan Land Use Zoning Consistency Table, the C-1/C-P (General Commercial), C-P-S (Scenic Highway Commercial), C-O (Commercial Office), and C-T (Tourist Commercial) Zones are all rated as "Highly Consistent" with the CR General Plan Land Use Designation.

B. The proposed Plot Plan is consistent with the requirements of the City of Wildomar General Plan and with all applicable requirements of State Law and ordinances of the City of Wildomar.

The proposed Plot Plan conforms to the City of Wildomar General Plan. The CR (Commercial Retail) Land Use Designation permits project with a Floor Area Ratio of 0.20 to 0.35. The proposed plot plan would establish a Floor Area Ratio of 0.20. Automotive repair facilities are permitted within the C-1/C-P zoning designation, conditionally permitted in the C-P-S zoning designation, and not permitted in the C-O and C-T zoning designations.

C. The site is physically suitable for the type and proposed density of development proposed by the plot plan.

The site is physically suitable for the type and proposed density of development proposed by the plot plan as noted in finding B. Furthermore, conditions of approval have been added to ensure that the project complies with all applicable development standards for the property.

D. The design of the plot plan and the proposed improvements, with Conditions of Approval, will not likely cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the plot plan and proposed improvements, with Conditions of Approval, will not likely cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The Initial

Study and Mitigated Negative Declaration prepared for the project indicated that the project as mitigated would not cause significant adverse environmental impacts.

ENVIRONMENTAL ASSESSMENT:

Environmental Assessment No. 41118, prepared by the County of Riverside identified the following potentially significant impacts:

a. Air Quality
b. Cultural Resources
c. Geology/Soils
d. Hydrology/Water Quality
e. Noise
f. Recreation

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

ALTERNATIVES:

1. Deny the Project Applications.
2. Remand the Change of Zone and Plot Plan applications to City staff and Planning Commission for reconsideration through the planning process.
3. Modify the proposed Change of Zone request to change the official zoning map from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S), make a determination that this modification constitutes a similar but lesser Project pursuant of the California Environmental Quality Act, and remand the other development applications back to City staff and the Planning Commission.
4. Provide Staff with Further Direction.

ATTACHMENTS:

A. Resolution approving Environmental Assessment 41118 for a Mitigated Negative Declaration for the Project and Approving Plot Plan 22249 Subject to the Attached Conditions of Approval
B. Ordinance Approving Change of Zone 7440
C. Vicinity Map
D. Site Plan
E. Elevations

Approved by:

Gary Wayne
Planning Director

ATTACHMENT A

RESOLUTION APPROVING THE MITIGATED NEGATIVE DECLARATION AND PLOT PLAN

ATTACHMENT A

Conditions of Approval for PP22249

10.BS GRADE 001 GENERAL CONDITIONS	**USE-G1.2 OBEY ALL GDG REGS**	**Status:** **RECOMMND**	**Conditions:** **Informational**

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

10.BS GRADE 002 GENERAL CONDITIONS	**USE-G1.6 DUST CONTROL**	**Status:** **RECOMMND**	**Conditions:** **Informational**

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

10.BS GRADE 003 GENERAL CONDITIONS	**USE-G2.5 2:1 MAX SLOPE RATIO**	**Status:** **RECOMMND**	**Conditions:** **Informational**

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

10.BS GRADE 004 GENERAL CONDITIONS	**USE-G2.8MINIMUM DRNAGE GRADE**	**Status:** **RECOMMND**	**Conditions:** **Informational**

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

10.BS GRADE 005 GENERAL CONDITIONS	**USE-G4.1E-CL 4:1 OR STEEPER**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department.

10.FIRE 001 GENERAL CONDITIONS	**USE-#50-BLUE DOT REFLECTOR**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Blue retroreflective pavement markers shall be mounted on private street, 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 002 GENERAL CONDITIONS	USE-#23-MIN REQ FIRE FLOW	Status: RECOMMND	Conditions: Informational

Minimum required fire flow shall be 2000 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V 1HR construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE 003 GENERAL CONDITIONS	USE-#31-ON/OFF NOT LOOPED HYD	Status: RECOMMND	Conditions: Informational

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE 004 GENERAL CONDITIONS	USE-#84-TANK PERMITS	Status: RECOMMND	Conditions: Informational

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE 005 GENERAL CONDITIONS	USE-#89-RAPID HAZMAT BOX	Status: RECOMMND	Conditions: Informational

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE 006 GENERAL CONDITIONS	USE-#25-GATE ENTRANCES	Status: RECOMMND	Conditions: Informational

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE 007 GENERAL CONDITIONS	USE-#88A-AUTO/MAN GATES	Status: RECOMMND	Conditions: Informational

Gate(s) shall be automatic or manual operated, minimum 24 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid

entry system shall remain open until closed by the rapid entry system. (current plan check deposit base fee is $126.00)

10.FLOOD RI 001 GENERAL CONDITIONS	**USE 100 YR SUMP OUTLET**	**Status:** **RECOMMND**	**Conditions:** **Informational**

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 002 GENERAL CONDITIONS	**USE PERP DRAINAGE PATTERNS**	**Status:** **RECOMMND**	**Conditions:** **Informational**

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

10.FLOOD RI 003 GENERAL CONDITIONS	**USE SUBMIT FINAL WQMP =PRELIM**	**Status:** **RECOMMND**	**Conditions:** **Informational**

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality. To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.PLANNING 001 GENERAL CONDITIONS	**MAP - IF HUMAN REMAINS FOUND**	**Status:** **RECOMMND**	**Conditions:** **Informational**

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public

Resources Code Section 5097.98.

10.PLANNING 002 GENERAL CONDITIONS	MAP - INADVERTENT ARCHAEO FIND	Status: RECOMMND	Conditions: Informational

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. 1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find. 2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. 3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10.PLANNING 003 GENERAL CONDITIONS	USE - GEO01965	Status: RECOMMND	Conditions: Informational

County Geologic Report (GEO) No. 1965, submitted for this project (PP22249), was prepared by T.H.E. Soils Co., Inc. and is entitled: "Preliminary Geotechnical Investigation, Proposed Commercial Development, APN 380-140-004, Northwest Corner of Palomar Street and Kilgore Lane (proposed), Wildomar Area of Riverside County, California", dated June 6, 2007. In addition the following reports were submitted for this project: 1."Fault Investigation Report for the Proposed Commercial Building Located at the Northwest Corner of Palomar Street and Kilgore Lane (APN: 380-140-004) in the Wildomar Area of Riverside County, California", prepared by IPOINTE Developments, dated November 15, 2007. 2."Response to County of Riverside Planning Departments "Review Comments", County Geologic Report No. 1965, Proposed Commercial Development, APN: 380-140-004, Northwest Corner of Palomar Street and Kilgore Lane (proposed) Wildomar Area of Riverside County, California, Work Order No. 1209701.00R" prepared by T.H.E. Soils Co., Inc. dated March 3, 2008. 3."Engineer of Record and Geotechnical Review Letter, Proposed Commercial Development, APN: 380-140-004, Northwest Corner of Palomar Street and Kilgore Lane (proposed), Wildomar Area of Riverside County, California, Work Order No. 1209701.00R" prepared by T.H.E. Soils Co., Inc. dated March 12, 2008. GEO No. 1965 concluded: 1.The consultant concluded that the nearest active fault to the site is the Wildomar Segment of the Elsinore Fault Zone, located in Palomar Street adjacent to the northeast boundary of the site. 2. No faulting has been mapped on the site or noted during the consultant's geologic investigation of the site. Data recovered from previously conducted studies on nearby sites did not indicate any faults trending toward or through the subject site. 3. The potential for surface fault rupture on the site is considered low. 4.The potential for liquefaction and other secondary seismic hazards, except for strong seismic shaking, affecting this site is considered low due to the underlying granitic bedrock, and the lack of nearby waterbodies, slopes and other factors which contribute to secondary seismic hazards. GEO No. 1965 recommended: 1.The seismic shaking parameters presented in the report should be applied to the proposed structures on the site. 2. Because of the existing street (Palomar Street) along the northeast boundary of this site, the investigation could not be extended beyond the northeast property line and therefore the exact location of the active Wildomar Segment of the Elsinore Fault Zone could not be determined. Therefore the consultant has proposed a 50 foot setback from the northeast boundary of the site which agrees with a previously proposed setback for this property. The current investigation has produced sufficient evidence to allow the previously recommended setback from the southwestern boundary (rear) of the property to be removed. GEO No. 1965 satisfies the

requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1965 is hereby accepted for Planning purposes. 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.

10.PLANNING 004 GENERAL CONDITIONS	**USE - MT PALOMAR LIGHTING AREA**	**Status: RECOMMND**	**Conditions: Informational**

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaries, shall be utilized.

10.PLANNING 005 GENERAL CONDITIONS	**USE - COMPLY WITH ORD./CODES**	**Status: RECOMMND**	**Conditions: Informational**

The development of these premises shall comply with the standards of City of Wildomar Zoning Ordinance and all other applicable City ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on EXHIBIT A, which accounts solely for the use of automobile repair facilities. Other uses, especially body repair or any use requiring paint booths or paint application are not allowed under this permit unless otherwise amended by these conditions of approval.

10.PLANNING 006 GENERAL CONDITIONS	**USE - COMPLY WITH CHANGE OF ZONE CZ07440**	**Status: RECOMMND**	**Conditions: Informational**

Approval of Plot Plan PP22249 is contingent upon the approval of Change of Zone CZ07440.

10.PW TRANS 001 GENERAL CONDITIONS	**USE - ASSESS/BENEFIT DIST 1**	**Status: RECOMMND**	**Conditions: Informational**

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

60.BS GRADE 001 PRIOR TO GRADING PRMT ISSUANCE	**USE-G2.4GEOTECH/SOILS RPTS**	**Status: RECOMMND**	**Conditions: Informational**

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department 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 the City of Wildomar.

60.BS GRADE 002 PRIOR TO GRADING PRMT ISSUANCE	**USE-G2.13FIRE D'S OK ON DR.**	**Status: RECOMMND**	**Conditions: Informational**

Driveways shall be designed in accordance with Riverside County Fire Department standards and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

60.BS GRADE 003 PRIOR TO GRADING PRMT ISSUANCE	**USE-G2.14OFFSITE GDG ONUS**	**Status:** **RECOMMND**	**Conditions:** **Informational**

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 004 PRIOR TO GRADING PRMT ISSUANCE	**USE-G2.16REC'D ESMT REQ'D**	**Status:** **RECOMMND**	**Conditions:** **Informational**

A recorded easement is required for off site drainage facilities.

60.BS GRADE 005 PRIOR TO GRADING PRMT ISSUANCE	**USE-G1.4 NPDES/SWPPP**	**Status:** **RECOMMND**	**Conditions:** **Informational**

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.

60.BS GRADE 006 PRIOR TO GRADING PRMT ISSUANCE	**USE IMPORT/EXPORT**	**Status:** **RECOMMND**	**Conditions:** **Informational**

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Public Works Department will be required.

60.EPD 001 PRIOR TO GRADING PRMT ISSUANCE	**- GRADING PLAN CHECK**	**Status:** **RECOMMND**	**Conditions:** **Informational**

The area mapped as "RIPARIAN/RIVERINE AREA" on PP22249 AMD. #1, EXHIBIT: A, Dated: 1/22/08, will be clearly delineated on the Grading Plan to ensure that no disturbances are

proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Avoidance)" on the Grading Plan to the satisfaction of the Planning Department.

60.EPD 002 PRIOR TO GRADING PRMT ISSUANCE	**- BIOLOGICAL MONITOR**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the Planning Department to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The Planning Deparment may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact the Planning Department for further information.

60.EPD 003 PRIOR TO GRADING PRMT ISSUANCE	**- PRE-GRADE FENCING PLAN**	**Status:** **RECOMMND**	**Conditions:** **Informational**

The area mapped as "RIPARIAN/RIVERINE AREA" on PP22249 AMD. #1, EXHIBIT: A, Dated: 1/22/08, will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in section 6.1.2 of the MSHCP. The only Riparian/Riverine areas that will not be fenced are those for which impacts have been proposed and accounted for in the document entitled "Determination of Biologically Equivalent or Superior Preservation" Dated: December 5, 2005, Revised: November 10, 2006. The document must be prepared by a biologist who has an MOU with the County of Riverside. In addition, the Planning Department may also inspect the site prior to grading permit issuance.

60.FLOOD RI 001 PRIOR TO GRADING PRMT ISSUANCE	**USE MITCHARGE**	**Status:** **RECOMMND**	**Conditions:** **Informational**

The County Board of Supervisors has adopted the Murrieta Creek/Wildomar Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas. Plot Plan 22249 is located within the limits of the Murrieta Creek/Wildomar Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 2.28 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the City of Wildomar and prior to issuance of permits.

60.PARKS 001 PRIOR TO GRADING PRMT ISSUANCE	**PPA - TRAILS PLAN**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Prior to the issuance of a grading permit, the applicant prepare a trails plan showing the Community Trail along Palomar Street as shown on the Amended No. 1 exhibit. The trails plan shall show the trail with all grading, topography, cross-sections, fencing, signage, street

crossings and under crossings and all landscaping. Upon completion of the constructed trail, the applicant shall arrange for an inspection of the trail with the Riverside County Regional Park and Open-Space District.

60.PLANNING 001 PRIOR TO GRADING PRMT ISSUANCE	**MAP- NATIVE AM. MONITORING**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources, in coordination with the project archaeologist.

60.PLANNING 002 PRIOR TO GRADING PRMT ISSUANCE	**MAP - ARCHAEOLOGIST RETAINED**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider for archaeological monitoring services. A pre-grade meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. 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 American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a cully executed contract for archaeological monitoring services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the Building and Safety Department.

60.PLANNING 003 PRIOR TO GRADING PRMT ISSUANCE	**MAP- CULTURAL RES. DISP. AG.**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Soboba Band of Luiseno Indians for proper treatment and disposition, upon completion of the catalogue of artifacts recovered and completion of the Phase IV Archaeological Monitoring report by the project archaeologist.

80.BS GRADE 001 PRIOR TO BLDG PRMT ISSUANCE	**USE* -G3.1NO B/PMT W/O G/PMT**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Prior to issuance of any building permit, the property owner shall obtain a grading permit

and/or approval to construct from the Grading Division of the Building and Safety Department.

80.E HEALTH 001 PRIOR TO BLDG PRMT ISSUANCE	**USE - WATER/SEWER WILL SERVE**	**Status:** **RECOMMND**	**Conditions:** **Informational**

A "will-serve" letter from the appropriate water and sewer company/district shall be required to be submitted to the Planning Department along with the filing fee in effect at the time of submittal.

80.EPD 001 PRIOR TO BLDG PRMT ISSUANCE	**MAP - FENCING AND SIGNAGE**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Prior to the issuance of a building permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The area mapped as "RIPARIAN/RIVERINE AREA" on PP22249 AMD. #1, EXHIBIT: A, Dated: 1/22/08 shall be permanently fenced for protection as open space. The fencing plan will be approved by the Planning Department. The final product will be inspected prior to final inspection.

80.EPD 002 PRIOR TO BLDG PRMT ISSUANCE	**MAP - MONITORING REPORT**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Planning Department to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. The Planning Department may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact the Planning Department for further information.

80.FLOOD RI 001 PRIOR TO BLDG PRMT ISSUANCE	**USE SUBMIT PLANS**	**Status:** **RECOMMND**	**Conditions:** **Informational**

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the City for review. The plans must receive City approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI 002 PRIOR TO BLDG PRMT ISSUANCE	**USE SUBMIT FINAL WQMP**	**Status:** **RECOMMND**	**Conditions:** **Informational**

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

80.PLANNING 001 PRIOR TO BLDG PRMT ISSUANCE	**USE - HOURS OF OPERATION**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Hours of Operation shall be limited to Monday through Saturday, from 7:00 a.m. to 8:00 p.m.

80.PW TRANS 001	**USE - R-O-W DEDICATION 1**	**Status:**	**Conditions:**

PRIOR TO BLDG PRMT ISSUANCE		**RECOMMND**	**Informational**

Sufficient public street right-of-way along Palomar Street shall be conveyed for public use to provide for a 69 foot half-width right-of-way. Sufficient public street right-of-way along Kilgore Lane shall be conveyed for public use to provide for a 39 foot half-width right-of-way.

80.PW TRANS 002 PRIOR TO BLDG PRMT ISSUANCE	**USE - STREETLIGHTS - L&LMD**	**Status:** **RECOMMND**	**Conditions:** **Informational**

The project proponent shall submit to the City L&LMD No. 89-1-C Administrator the following: 1. Completed application 2. (2)Sets of street lighting plans accepted by the City Engineer. 3. Appropriate fees for annexation. 4. "Streetlight Authorization" form from SCE, IID or other electric provider.

80.PW TRANS 003 PRIOR TO BLDG PRMT ISSUANCE	**USE - R & B B D**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone "A" of the Southwest Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit. The project acreage is 2.03 acres.

80.PW TRANS 004 PRIOR TO BLDG PRMT ISSUANCE	**USE-I-215 POLICY TUMF**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Prior to the issuance of a building permit, 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.

80.PW TRANS 005 PRIOR TO BLDG PRMT ISSUANCE	**USE - MAP CORNER CUT-BACK I**	**Status:** **RECOMMND**	**Conditions:** **Informational**

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.

80.PW TRANS 006 PRIOR TO BLDG PRMT ISSUANCE	**USE - STREETLIGHT PLAN 1**	**Status:** **RECOMMND**	**Conditions:** **Informational**

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.

80.PW TRANS 007 PRIOR TO BLDG PRMT ISSUANCE	**USE - LANDSCAPING COMM/IND**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Landscaping within public road right-of-way shall comply with City of Wildomar Public Works standards for design, installation, and maintenance.

90.E HEALTH 001 PRIOR TO BLDG FINAL INSPECTION	**USE - HAZMAT BUS PLAN**	**Status:** **RECOMMND**	**Conditions:** **Informational**

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH 002 PRIOR TO BLDG FINAL INSPECTION	**USE - HAZMAT WASTE**	**Status:** **RECOMMND**	**Conditions:** **Informational**

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The report and fee is due.

90.FIRE 001 PRIOR TO BLDG FINAL INSPECTION	**USE-#45-FIRE LANES**	**Status:** **RECOMMND**	**Conditions:** **Informational**

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE 002 PRIOR TO BLDG FINAL INSPECTION	**USE-#12A-SPRINKLER SYSTEM**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE 003 PRIOR TO BLDG FINAL INSPECTION	**USE-#27-EXTINGUISHERS**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FLOOD RI 001 PRIOR TO BLDG FINAL INSPECTION	**USE BMP - EDUCATION**	**Status:** **RECOMMND**	**Conditions:** **Informational**

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. 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 Planning 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 002 PRIOR TO BLDG FINAL INSPECTION	**USE IMPLEMENT WQMP**	**Status:** **RECOMMND**	**Conditions:** **Informational**

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 Planning Department will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.PLANNING 001 PRIOR TO BLDG FINAL INSPECTION	**USE - ARCHO MONITORING REPORT**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Prior to Final Inspection, the applicant shall submit to the Planning Department two (2) copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the applicable scope of work and be certified by a County Registered Archaeologist.

90.PW TRANS 001 PRIOR TO BLDG FINAL INSPECTION	**USE - SIGNING & STRIPING**	**Status:** **RECOMMND**	**Conditions:** **Informational**

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by applicant's contractor with all incurred costs borne by the applicant, unless otherwise approved by the City Engineer. The plans shall include a northwest bound left turn lane pocket on Palomar Street at intersection of Kilgore Lane, per the Riverside County Planning Commission hearing of 6/11/08.

90.PW TRANS 002 PRIOR TO BLDG FINAL INSPECTION	**USE STREETLIGHT AUTHORIZATION**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Prior to OCCUPANCY, the project proponent shall submit to the City Engineer the following: 1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator. 2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.PW TRANS 003 PRIOR TO BLDG FINAL INSPECTION	**USE - STREET LIGHTS INSTALL**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of the City of Wildomar. Street light annexation into L&LMD or similar mechanism as approved by the Public Works Department shall be completed. It shall be the responsibility of the Developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.PW TRANS 004 PRIOR TO BLDG FINAL INSPECTION	**USE - UTILITY PLAN**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with City of Wildomar ordinances, or as approved by the Public Works 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 Public Works Department for verification purposes. Upon installation, a certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.PW TRANS 005 PRIOR TO BLDG FINAL INSPECTION	**USE - EXISTING MAINTAINED 2**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Palomar Street along project boundary is a paved City maintained road designated as an Arterial Highway and shall be improved with 8" concrete curb and gutter located 43 feet from centerline, 8" curbed landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the City Engineer within the 69 foot half-width dedicated right-of-way in accordance with County Standard No. 92 and Standard No. 405. (43'/69') and necessary transitions NOTE: 1. A 5' sidewalk and a 10' Multi-purpose Trail shall be constructed within the 26' parkway per Standard 405. 2. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the west and/or east property boundaries as approved by City Engineer.

90.PW TRANS 006 PRIOR TO BLDG FINAL INSPECTION	**USE - PART-WIDTH**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Kilgore Lane along project boundary is designated as an Industrial Collector road and shall be improved with 46' part-width AC pavement, (28' on the project side and 18' on the opposite side of the centerline), 6" concrete curb and gutter, and 6' sidewalk adjacent to the curb line within a 60' part-width dedicated right-of-way (39' on project side and 21' on opposite side of the centerline) in accordance with County Standard No. 111. NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line within the 11' parkway. 2. The slope of Kilgore Lane shall not exceed 3 percent for the first 60 feet as measured from the extension of the new curbline on Palomar Street.

ORDINANCE NO. 24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF WILDOMAR FOR ASSESSOR'S PARCEL NUMBER 380-140-004 FROM RURAL RESIDENTIAL TO GENERAL COMMERCIAL (PL-08-0162)

THE CITY COUNCIL OF THE CITY OF WILDOMAR DOES ORDAIN AS FOLLOWS:

SECTION 1. Purpose and Authority

The purpose of this Ordinance is to amend the Official Zoning Map for the City of Wildomar for property located on the west side of Palomar Street and northerly of Clinton Keith Road and identified as Assessor's Parcel Number 380-140-004.

SECTION 2. Findings

A. Compliance with the California Environmental Quality Act

The Initial Environmental Study for the proposed project was prepared by the County of Riverside and circulated for public review. The Initial Environment Study indicated that the proposed project would not have a significant adverse impact on the environment and that a Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA).

B Consistency with the General Plan

The proposed zoning designation is consistent with and implements the underlying General Plan Land Use Designation of Commercial Retail and will not create problems detrimental to the public health, safety and general welfare of the residents of Wildomar.

SECTION 3. Action

The Official Zoning Map for the City of Wildomar is hereby amended for property identified with Assessor's Parcel Number 380-140-004 from Rural Residential (RR) to General Commercial (C-1/C-P).

SECTION 4. Severability

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby

declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. Certification and Publication.

The City Clerk shall certify to the adoption of this ordinance and, within 15 days after its adoption, shall cause it to be published in accord with California law.

SECTION 6. Effective Date

This ordinance shall take effect thirty (30) days after its enactment in accordance with California law.

The foregoing Ordinance was introduced and placed upon its first reading at a regular meeting of the City Council of the City of Wildomar on the 28th day of January, 2009, and thereafter passed and adopted at the regular meeting of City Council of the City of Wildomar on the 11th day of February, 2009, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Scott Farnam, Mayor

ATTEST:

Sheryll Schroeder, City Clerk

APPROVED AS TO FORM:

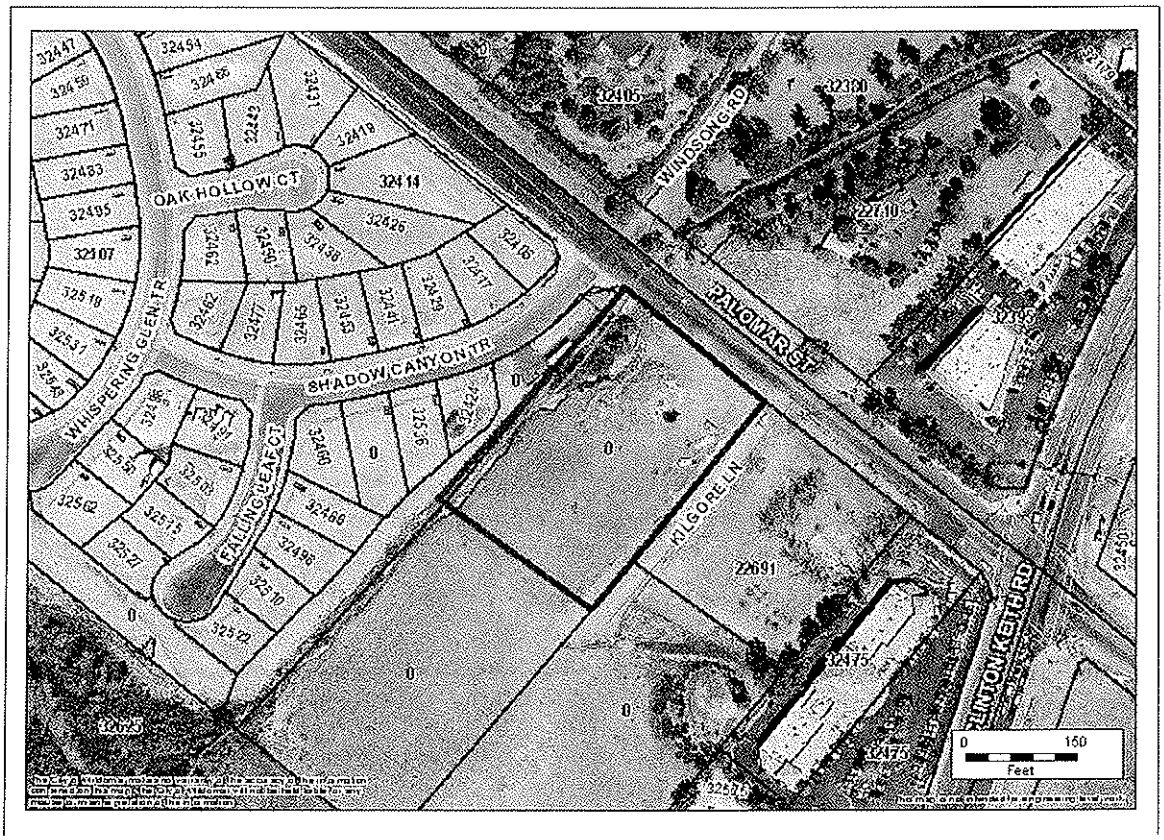
_____

Julie Hayward Biggs, City Attorney

ATTACHMENT C

VICINITY MAP

VICINITY MAP

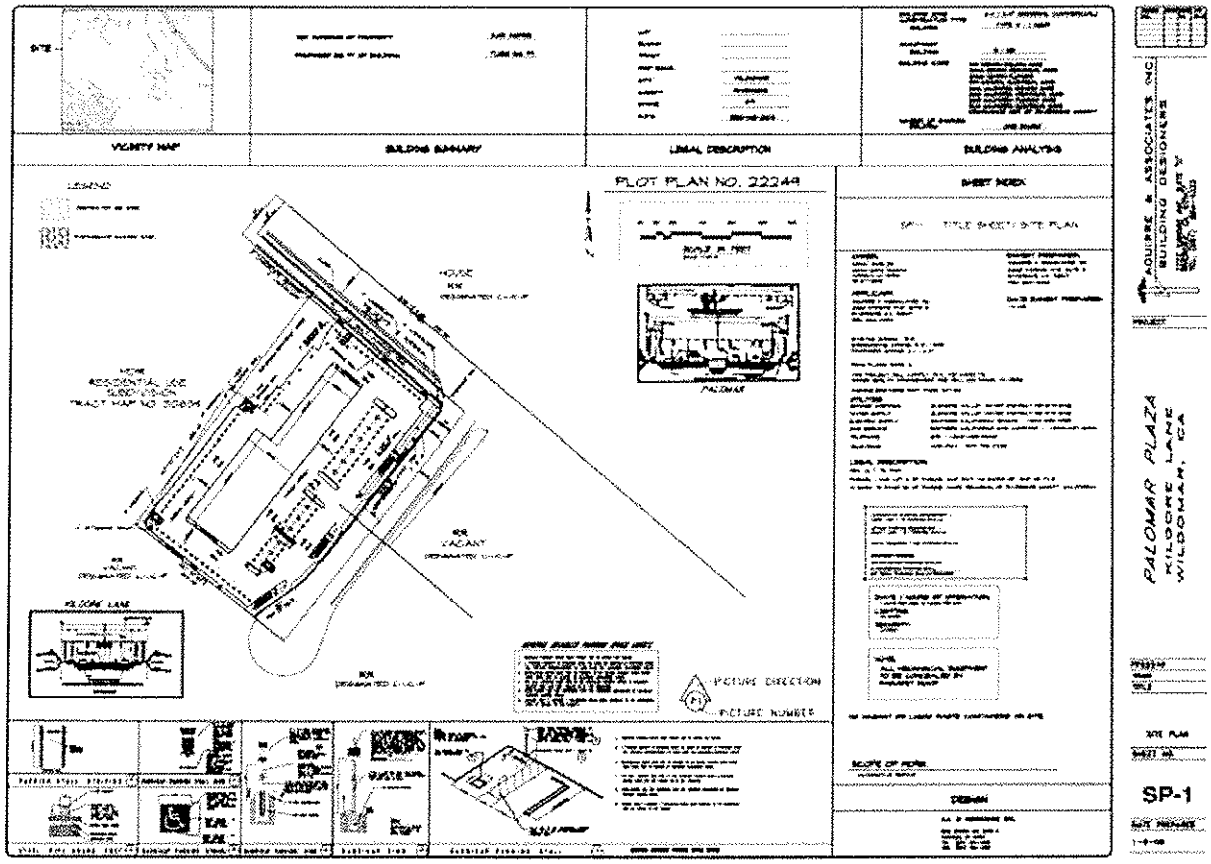


ATTACHMENT D

SITE PLAN

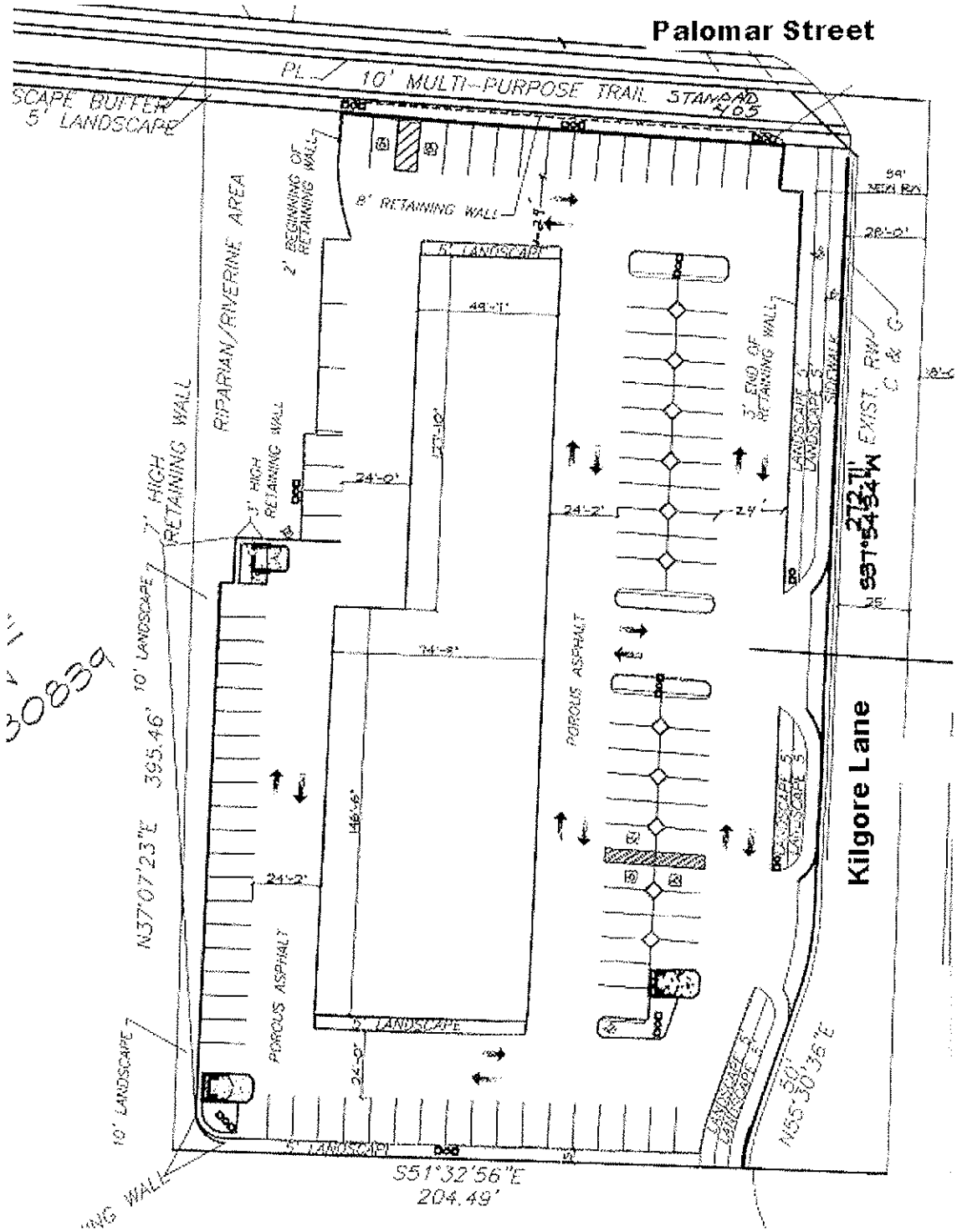
ATTACHMENT D-1

SITE PLAN FOR PP 22249



ATTACHMENT D-2

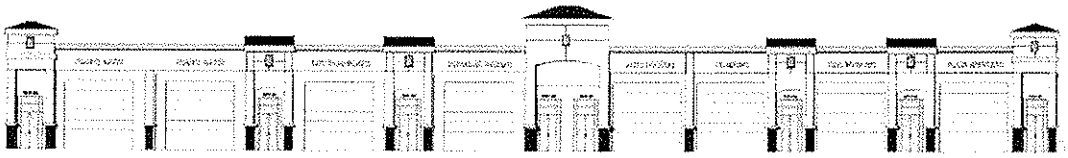
DEVELOPMENT AREA ENLARGEMENT



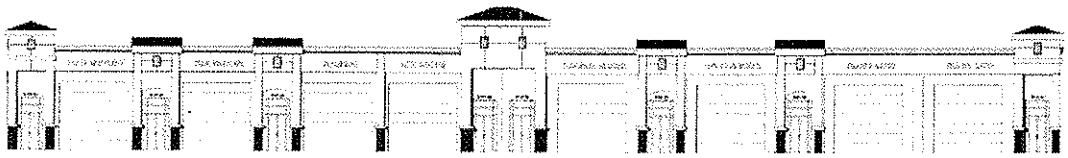
ATTACHMENT E

BUILDING ELEVATIONS

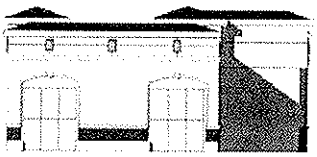
ELEVATIONS 1



1 NORTH
1" = 20'-0"



2 SOUTH
1" = 20'-0"

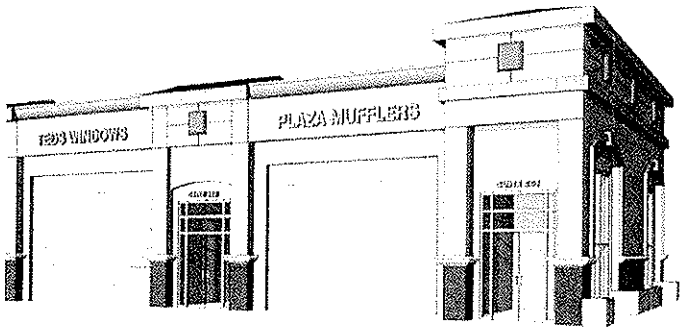


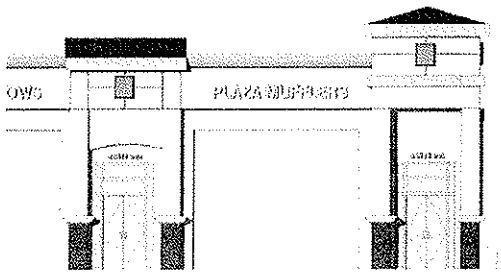
3 WEST
1" = 20'-0"

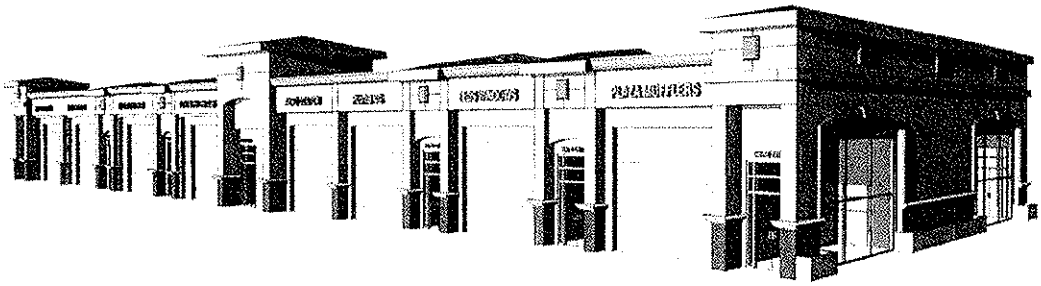
4 EAST
1" = 20'-0"

5 PERSPECTIVE

ELEVATIONS 2







Item 2B

Kenneth and Janet L. Matsuda
2366 W. 235th Place
Torrance, CA 90501

RECEIVED
JAN 21 2009
CITY OF WILDOMAR

January 17, 2009

The City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

RE: Case No. PL08-0162 (Zone Change CZ07440, Environmental Assessment EA 41118, Plot Plan PP22249) Council Public Hearing: January 28, 2009

Members of the City Council,

We are writing in response to the Notice of Public Hearing which we received by mail on January 17, 2009, regarding the above stated case. The applicant is requesting a change in zoning from Rural Residential to General Commercial, intending to construct a 17,288 square foot automobile repair facility on the site.

We live in Torrance, California and are unable to attend the January 28, 2009 public hearing on this case.

We own 1.71 acres **adjacent** to Mr. Robles' property. The address of our property is 22691 Palomar Street, Wildomar, CA 92595. Parcel Number 380140005-5. The property is in our family trust: Kenneth and Janet L. Matsuda, Trustees, dated August 25, 1999.

We strongly oppose the proposed project for a number of reasons:

1. This is a residential area. Adjacent to the rear of the site of this proposed automobile repair facility, a new housing development is scheduled to be built. The proposed automobile repair facility would have a negative impact, in that it will generate excessive noise, filth, and unsightliness.

2. The project would have a negative effect on the value of surrounding, undeveloped properties, including ours, due to the reasons stated above.

3. Our property has underground water with a well, and we have concerns about pollution of that water source, due to the toxic nature of runoff from such a project.

4. The immediate area is developed in a compatible way with the residential properties already erected in close proximity. Retail stores, offices, a pre-school, and eating establishments have been opened. The area is conducive to these types of commercial development. An automobile repair facility should be in an industrial-zoned area.

We urge you to take into consideration the very negative impact such a business would have on this community and environment.

Thank you for the opportunity to share our concerns.

Kenneth and Janet L. Matsuda

CITY OF WILDOMAR – COUNCIL
Agenda Item 3.A.
DISCUSSION/ACTION ITEM
Meeting Date: January 28, 2009

TO: Mayor Farnam, Members of the City Council

FROM: Gary Wayne, Development Services

SUBJECT: Execute the Documents Necessary for Membership in the Western Riverside County Regional Conservation Authority.

STAFF REPORT

RECOMMENDATION:

That City Council adopt the attached resolutions and documents required to

1. **AUTHORIZE** the Mayor to sign the Joint Exercise of Powers Agreement for the City of Wildomar to become a member of the Riverside Conservation Authority;

2. **AUTHORIZE** the Mayor to sign the Implementation Agreement between the Riverside Conservation Authority, U.S. Fish and Wildlife Service, and the California Department of Fish and Game; and

3. **ADOPT** a Resolution establishing the procedures and requirements for the local implementation of Western Riverside County Multi-Species Habitat Conservation Plan.

BACKGROUND AND DISCUSSION:

The City Manager under City Council direction has sent a letter requesting Wildomar membership on the Board of the Western Riverside County Regional Conservation Authority (RCA) and has begun the application process with the US Fish and Wildlife Service (USFWS) to become a local permittee. The City Council has appointed Councilmember Cashman to serve on the RCA Board and Mayor Farnam to serve as the Alternate City representative to the Board.

The RCA was formed in 2004 under a joint powers authority for the acquisition, administration, operation and maintenance of land and facilities of ecosystem conservation and habitat reserves for the protection of 146 species covered by the Multi-Species Habitat Conservation Plan (MSHCP), and to assist the local Permittees in implementing the MSHCP. If the City elects to not become a member of RCA, then any development applications effecting biologic resources (open space and wild land areas, stream channels, etc) would require environmental mitigation on a project-by-project

basis. These mitigation requirements would, in most cases, have to be negotiated by the property owner directly with the appropriate Federal and State resource agencies. In addition, the City would not be eligible for either TUMF or Measure "A" funds for City projects. RCA membership provides a streamlined regulatory review related to the covered species, expedited construction for new circulation improvements and public works and local control of the environmental processes.

There is also a mitigation fee to implement the MSHCP program. The fee ranges from $1,008 per unit for high density residential to $6,597 per disturbed acre for commercial, industrial and civic projects. For qualified infrastructure projects, the fee is 5% of the capital cost.

Explanation of the Required Actions

For the City of Wildomar to implement the Multi-Species Habitat Conservation Program, the City will need to do the following three items.

- Become a signatory to the joint powers authority creating the Riverside County Authority. Attachment "A" to this Agenda Report is Amendment No. 3 to Joint Exercise of Powers Agreement Creating the Riverside Conservation Authority (RCA). This amendment will add the cities of Wildomar and Menifee to the RCA. Under this Agreement, the Criteria Area conservation requirement which were previously the responsibility of the County of Riverside will be transferred to the City of Wildomar. The Multi-Species Habitat Conservation Plan calls for the eventual preservation of approximately 4,152 acres within the boundaries of the City. The acquisition and preservation of this acreage will be undertaken by the RCA.

- Become a signatory to the Implementing Agreement between the RCA and the USFWS and California Department of fish and Game (CDFG). Attachment "B" to this Agenda Report is the First Amendment to the Implementing Agreement. This Amendment adds the cities of Wildomar and Menifee to the Implementing Agreement between the Permittees and the USFWS and the CDFG. This Amendment obligates Wildomar to implement and enforce the terms of the Implementation Agreement. A copy of the Implementation Agreement is located in Attachment "C". Because of the length of this document it is located on a CD that is available at City Hall.

- Adopt a local MSHCP Implementation Program. Attachment "D" is a Resolution of the City of Wildomar establishing procedures and requirements governing the City of Wildomar's implementation of the MSHCP. The purposes of the procedures and requirements are to implement the MSHCP to preserve and protect sensitive habitats by guiding development outside biologically sensitive core areas and by establishing mitigation standards. All projects, both public and private, that could have an adverse impact to the 146 species covered by the MSHCP are subject to the procedures and requirements <u>except</u> the following:

general plan adoptions and amendments; change of zone and zone code amendments; vesting tentative maps approved prior to June 2004; and, any project for which the City Council determines that the application of the procedures and requirements would constitute a taking without just compensation.

We have also attached, for information only, an enlargement of the MSHCP Plan Map for the Wildomar area depicting the areas where lands may need to be preserved. This is contained in Attachment "E'.

FISCAL IMPACTS:

There will be minor costs associated with staff time to process the required resolutions and application material for membership on the Board of the RCA. In addition, there is a $100 application fee to amend the US Fish and Wildlife Service (USFWS) incidental take permit to add Wildomar as a local permittee. In addition, there will probably also be some additional (and unquantifiable) expenses associated with the City's interaction with the RCA. These additional expenses are expected to be relatively minor.

There will be staff costs associated with implementing Attachment "C" (Procedures and Requirements). These costs will be borne by the general fund for City projects and by landowners and developers through the city's full cost recovery program for private development applications.

ALTERNATIVES:

1. Take no action.
2. Provide staff with further direction.

ATTACHMENTS:

A. Amendment No. 3 to Joint Exercise of Powers Agreement Creating the Riverside Conservation Authority
B. Implementation Agreement with USFWS and CDFG
C. MSHCP Implementing Agreement (located on a CD that is available at City Hall)
D. Resolution establishing the local MSHCP Implementation Program
E. MSHCP Land Plan for Wildomar and the surrounding area

Submitted by:

Gary E. Wayne
Development Services

Approved by:

John Danielson
Interim City Manager

ATTACHMENT A

LAW OFFICES OF
BEST BEST & KRIEGER LLP
3750 UNIVERSITY AVENUE
P.O. BOX 1028
RIVERSIDE, CALIFORNIA 92502

AMENDMENT NO. 3 TO JOINT EXERCISE OF POWERS AGREEMENT CREATING THE WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY

This Amendment dated _____, 2009 ("Third Amendment"), is made by and between the COUNTY OF RIVERSIDE, the Cities of BANNING, BEAUMONT, CALIMESA, CANYON LAKE, CORONA, HEMET, LAKE ELSINORE, MORENO VALLEY, MURRIETA, NORCO, PERRIS, RIVERSIDE, SAN JACINTO, TEMECULA, hereinafter sometimes referred to collectively as the "Parties", and the CITY OF MENIFEE and the CITY OF WILDOMAR.

RECITALS

WHEREAS, the Parties, and each of them, have executed a Joint Exercise of Powers Agreement Creating the Western Riverside County Regional Conservation Authority ("Agreement"); and

WHEREAS, section 5(C) of the Agreement states that the Agreement may be amended to add new parties provided there is mutual consent by the governing bodies of each of the Parties to the Agreement; and

WHEREAS, the Parties and the City of Menifee desire that City of Menifee become a member of the Western Riverside Regional Conservation Authority ("RCA").

WHEREAS, the Parties and the City of Wildomar desire that City of Wildomar become a member of the Western Riverside Regional Conservation Authority ("RCA").

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions hereinafter stated, the Parties, the City of Menifee and the City of Wildomar agree as follows:

Section 1A. Add City of Menifee. The City of Menifee agrees to the terms and conditions of the Agreement hereto and by this reference incorporated herein as Exhibit

"A" and any previous amendments thereto. The City of Menifee shall become a member of the RCA upon the Effective Date as defined in section 5 of this Third Amendment.

Section 1B. <u>Add City of Wildomar.</u> The City of Wildomar agrees to the terms and conditions of the Agreement hereto (Exhibit "A") and any previous amendments thereto. The City of Wildomar shall become a member of the RCA upon the Effective Date as defined in section 5 of this Third Amendment.

Section 2. <u>Revise the first sentence of Section 7(C)(III) of the Agreement regarding Quorum and Voting as follows.</u> "The item shall be approved by Board members present at the meeting who represent Cities representing a majority of an equal combination of 1) the population of the county living in incorporated areas within the boundaries of the MSHCP Plan area, and 2) the number of acres currently within the Criteria Area in the incorporated areas as follows: Banning – 78 acres; Beaumont – 10,098 acres; Calimesa – 3,380 acres; Canyon Lake – 303 acres; Corona – 2,315 acres; Hemet – 1,158 acres; Lake Elsinore – 13,917 acres; Menifee – 249 acres; Moreno Valley – 2,325 acres; Murrieta – 8,722 acres; Norco – 681 acres; Perris – 3,181 acres; Riverside – 1,201 acres; San Jacinto – 4,224 acres; Temecula – 3,903 acres; and Wildomar – 4,152 acres."

Section 3. <u>Revise Section 24 of the Agreement to add Notice address for City of Menifee and the City of Wildomar</u>.

Q. City of Menifee
City Manager
29683 New Hub Drive, Suite C
Menifee, CA 92586
(951) 672-6777

LAW OFFICES OF
BEST BEST & KRIEGER LLP
3750 UNIVERSITY AVENUE
P.O. BOX 1028
RIVERSIDE, CALIFORNIA 92502

R. City of Wildomar
City Manager
23738 Clinton Keith Rd
Wildomar, CA 92595
(951) 677-7751

Section 4. **Other Provisions to Remain in Effect.** Except as set forth herein, all provisions of the Agreement shall remain in full force and effect, and shall govern the actions of the parties hereto and the amended provisions set forth in this Third Amendment.

Section 5. **Effective Date.** This Third Amendment shall become effective on the date that execution of this Third Amendment is authorized by all of the governing bodies of each party to the Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Third Amendment to be executed and attested by their proper officers thereunto duly authorized as of the date first above written.

Dated:_____ **CITY OF BANNING**

Attest:

_____ By:_____
City Clerk Mayor

Dated:_____ **CITY OF BEAUMONT**

Attest:

_____ By:_____
City Clerk Mayor

Dated:_____ **CITY OF CALIMESA**

Attest:

_____ By:_____
City Clerk Mayor

LAW OFFICES OF
BEST BEST & KRIEGER LLP
3750 UNIVERSITY AVENUE
P.O. BOX 1028
RIVERSIDE, CALIFORNIA 92502

LAW OFFICES OF
BEST BEST & KRIEGER LLP
3750 UNIVERSITY AVENUE
P.O. BOX 1028
RIVERSIDE, CALIFORNIA 92502

Dated:_____ **CITY OF CANYON LAKE**

Attest:

_____ By:_____
City Clerk Mayor

Dated:_____ **CITY OF CORONA**

Attest:

_____ By:_____
City Clerk Mayor

Dated:_____ **CITY OF HEMET**

Attest:

_____ By:_____
City Clerk Mayor

Dated:_____ **CITY OF LAKE ELSINORE**

Attest:

_____ By:_____
City Clerk Mayor

Dated:_____ **CITY OF MENIFEE**

Attest:

_____ By:_____
City Clerk Mayor

Dated:_____ **CITY OF MORENO VALLEY**

Attest:

_____ By:_____
City Clerk Mayor

Dated:_____ **CITY OF MURRIETA**

Attest:

_____ By:_____
City Clerk Mayor

Dated:_____ **CITY OF NORCO**

Attest:

_____ By:_____
City Clerk Mayor

Dated:_____ **CITY OF PERRIS**

Attest:

_____ By:_____
City Clerk Mayor

Dated:_____ **CITY OF RIVERSIDE**

Attest:

_____ By:_____
City Clerk Mayor

Dated:_____ **CITY OF SAN JACINTO**

Attest:

_____ By:_____
City Clerk Mayor

Dated:_____ **CITY OF TEMECULA**

Attest:

_____ By:_____
City Clerk Mayor

Dated:_____ **CITY OF WILDOMAR**

Attest:

_____ By:_____
City Clerk Mayor

LAW OFFICES OF
BEST BEST & KRIEGER LLP
3750 UNIVERSITY AVENUE
P.O. BOX 1028
RIVERSIDE, CALIFORNIA 92502

Dated:_____ **COUNTY OF RIVERSIDE**

Attest:

_____ By:_____
Chairman, Board of Supervisors

LAW OFFICES OF
BEST BEST & KRIEGER LLP
3750 UNIVERSITY AVENUE
P.O. BOX 1028
RIVERSIDE, CALIFORNIA 92502

ATTACHMENT B

FIRST AMENDMENT TO THE IMPLEMENTING AGREEMENT

for the

WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN/NATURAL COMMUNITY CONSERVATION PLAN

by and between

CITY OF MENIFEE, CITY OF WILDOMAR, WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY, UNITED STATES FISH AND WILDLIFE SERVICE AND CALIFORNIA DEPARTMENT OF FISH AND GAME

1.0 PARTIES

This First Amendment to the Implementing Agreement ("Amended Agreement"), made and entered into as of this _____ day of _____, 2009, by and among the City of Menifee and City of Wildomar (together with their successors and assigns, the "Permittees"), the Western Riverside County Regional Conservation Authority, the United States Fish and Wildlife Service, and the California Department of Fish and Game (all, collectively, the "Parties"), defines the Parties' roles and responsibilities and provides a common understanding of the actions that will be undertaken to implement the Western Riverside County Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan ("MSHCP" or "Plan"). The United States Fish and Wildlife Service and the California Department of Fish and Game may be referred to collectively herein as the "Wildlife Agencies."

2.0 RECITALS

This Amended Agreement is entered into with regard to the following facts:

WHEREAS, an Implement Agreement ("Agreement") was entered into by and between Western Riverside County Regional Conservation Authority, County of Riverside, Riverside County Flood Control and Water Conservation District, Riverside County Regional Parks and Open Space District, Riverside County Waste Management District, Riverside County Transportation Commission, City of Banning, City of Beaumont, City of Calimesa, City of Canyon Lake, City of Corona, City of Hemet, City of Lake Elsinore, City of Moreno Valley, City of Murrieta, City of Norco, City of Perris, City of Riverside, City of San Jacinto, City of Temecula, California Department of Transportation, California Department of Parks And Recreation, United States Fish and Wildlife Service and California Department of Fish and Game and became effective on June 22, 2004; and

WHEREAS, on October 1, 2008, the City of Menifee became a California municipal corporation located within western Riverside County; and

WHEREAS, on July 1, 2008, the City of Wildomar became a California municipal corporation located within western Riverside County; and

WHEREAS, the Western Riverside County Regional Conservation Authority ("Regional Conservation Authority") is a public agency and a joint powers authority, created pursuant to the provisions of the California Government Code section 6500; and

WHEREAS, the California Department of Fish and Game ("CDFG") is a department of the California Resources Agency with jurisdiction over the conservation, protection, restoration, enhancement and management of fish, wildlife, native plants and habitat necessary for biologically sustainable populations of those species under the California Endangered Species Act (California Fish and Game Code §§ 2050 et seq.) ("CESA"), the California Native Plant Protection Act (California Fish and Game Code §§ 1900 et seq.), the California Natural Community Conservation Planning Act ("NCCP Act") (California Fish and Game Code §§ 2800 et seq.) and other relevant state laws; and

WHEREAS, the United States Fish and Wildlife Service ("USFWS") is an agency of the United States Department of the Interior and has jurisdiction over the conservation, protection, restoration, enhancement and management of fish, wildlife, native plants and habitat necessary for biologically sustainable populations of those species to the extent set forth in the Federal Endangered Species Act (16 U.S.C. §§ 1531 et seq.) ("FESA") and other relevant federal laws; and

WHEREAS, the Parties desire Permittees to implement the MSHCP.

AGREEMENT

THEREFORE, the Parties do hereby understand and agree as follows:

3.0 INCORPORATION OF THE AGREEMENT

The Agreement and each of its provisions are intended to be, and by this reference are, incorporated herein.

4.0 CITY OF MENIFEE

The City of Menifee agrees to the terms and conditions of the Agreement set forth in section 3.0 above.

5.0 CITY OF WILDOMAR

The City of Wildomar agrees to the terms and conditions of the Agreement set forth in section 3.0 above.

6.0 AGREEMENT PROVISIONS AMENDED

The following provisions of the Agreement are amended as set forth below:

3.21 **"Cities"** means collectively the cities of Banning, Beaumont, Calimesa, Canyon Lake, Corona, Hemet, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula, and Wildomar.

27.4 **Notices.** Any notice permitted or required by this Agreement shall be in writing, delivered personally, by overnight mail, or by United States mail, certified and postage prepaid, return receipt requested to the persons listed below and addressed as follows, or at such other address as any Party may from time to time specify to the other Parties in writing. Notices may be delivered by facsimile or other electronic means, provided that they are also delivered personally or by overnight or certified mail. Notices shall be transmitted so that they are received within the specified deadlines. Notice delivered via certified mail, return receipt requested, shall be deemed given five (5) days after deposit in the United States mail. Notices delivered personally shall be deemed given on the date they are delivered. Notices delivered via overnight delivery shall be deemed given on the next business day after deposit with the overnight mail delivery service. The RCA shall maintain a list of individuals responsible for ensuring Plan compliance for each of the Parties, which may change. The following are the individuals currently responsible for ensuring Plan compliance:

City Manager
City of Menifee
29683 New Hub Drive, Suite C
Menifee, CA 92586
Telephone: 951-672-6777

City Manager
City of Wildomar
23738 Clinton Keith Rd
Wildomar, CA 92595
Telephone: 951-677-7751

In addition to the above list, the following individuals will also be provided all notices as set forth in this section:

Mayor
City of Menifee
29683 New Hub Drive, Suite C
Menifee, CA 92586
Telephone: 951-672-6777

Mayor
City of Wildomar
23738 Clinton Keith Rd
Wildomar, CA 92595
Telephone: 951-677-7751

7.0 OTHER PROVISIONS TO REMAIN IN EFFECT

Except for the amended provisions as set forth herein, all other provisions of the Agreement shall remain in full force and effect, and shall govern the action of the parties hereto.

8.0 EFFECTIVE DATE

This Amended Agreement shall become effective on the date that is executed by all of the Parties.

IN WITNESS WHEREOF, THE PARTIES HERETO have executed this Implementing Agreement to be in effect as of the date last signed below.

UNITED STATES FISH AND WILDLIFE SERVICE

_____ Date _____

Deputy Manager
United States Fish and Wildlife Service
California/Nevada Operations Office
Sacramento, California

CALIFORNIA DEPARTMENT OF FISH AND GAME

_____ Date _____

Deputy Director
Habitat Conservation Division
California Department of Fish and Game
Sacramento, California

CALIFORNIA DEPARTMENT OF FISH AND GAME

_____ Date _____

Regional Manager
Inland Region
California Department of Fish and Game
Long Beach, California

WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY

_____ Date _____

Chair of the Board of Directors
Western Riverside County Regional Conservation Authority
Riverside, California

CITY OF MENIFEE

_____ Date _____

Mayor
City of Menifee
Menifee, California

CITY OF WILDOMAR

_____ Date _____

Mayor
City of Wildomar
Wildomar, California

ATTACHMENT C

(The material in this Attachment is located on a CD that is available at City Hall)

ATTACHMENT D

RESOLUTION NO. 09-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ESTABLISHING PROCEDURES AND REQUIREMENTS FOR THE IMPLEMENTATION OF THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN

THE CITY COUNCIL OF THE CITY OF WILDOMAR DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. TITLE:

This Resolution shall be known as the "Western Riverside County Multiple Species Habitat Conservation Plan Implementation Policy."

SECTION II. FINDINGS AND PURPOSE:

A. The City Council finds that the ecosystems of the City of Wildomar ("City") and/or western Riverside County and the vegetation communities and sensitive species they support are fragile, irreplaceable resources that are vital to the general welfare of all residents; these vegetation communities and natural areas contain habitat value which contributes to the region's environmental resources; and special protections for these vegetation communities and natural areas must be established to prevent future endangerment of the plant and animal species that are dependent upon them. This Resolution will protect the City's and the region's biological resources, vegetation communities, and natural areas, and prevent their degradation and loss by guiding development outside of biological resource core areas, and by establishing mitigation standards which will be applied to development projects. Adoption and implementation of this Resolution will enable the City to achieve the conservation goals set forth in the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP"), to implement the associated Implementing Agreement executed by the City Council on January 28, 2009, and to preserve the ability of affected property owners to make reasonable use of their land consistent with the requirements of the National Environmental Policy Act ("NEPA"), the California Environmental Quality Act ("CEQA"), the Federal Endangered Species Act ("FESA"), the California Endangered Species Act ("CESA"), the California Natural Community Conservation Planning Act ("NCCP Act"), and other applicable laws.

B. The purpose and intent of this Resolution is to maintain and restore biological diversity and the natural ecosystem processes which support this diversity, to protect vegetation communities and natural areas within the City and/or western Riverside

County which support species covered under the MSHCP; to maintain a future of economic development within the City by providing a streamlined regulatory process from which development can proceed in an orderly process; and to protect the existing character of the City and the region through the implementation of a system of reserves which will provide for permanent open space, community edges, and habitat conservation for species covered by the MSHCP.

SECTION III. APPLICATION OF REGULATIONS:

Except as provided in Section IV, this Resolution shall apply to all land within the City shown on the MSHCP Plan Map, attached as Exhibit "1." Upon application to the City for a development project, an applicant shall be required to comply with the procedures set forth in this Resolution. Upon the City's initiation of a project that is subject to CEQA, the City shall be required to comply with the procedures set forth in this Resolution. No project requiring a discretionary, or certain ministerial permits or approvals that could have adverse impacts to species covered under the MSHCP shall be approved by the City, and no City-initiated public project shall be undertaken, unless the project is consistent with the MSHCP and this Resolution.

SECTION IV. EXEMPTIONS:

This Resolution shall not apply to the following:

A. The adoption or amendment of the City's General Plan.

B. The adoption or amendment of any land use or zoning ordinance.

C. Any project for which and to the extent that a vesting tentative map pursuant to the Subdivision Map Act, or a development agreement pursuant to Government Code sections 65864 et seq., approved or executed prior to adoption of this Resolution, confers vested rights under the City's ordinances or state law to proceed with the project notwithstanding the enactment of this Resolution. Projects subject to this exemption must comply with all provisions of any applicable state and federal law.

D. Any project for which the City Council determines that application of this Resolution would result in the property owner being deprived of all reasonable economic use of the property in violation of federal or state constitutional prohibitions against the taking of property without just compensation.

SECTION V. PROCEDURES:

A. The City shall implement the requirements for private and public project contributions to the MSHCP Conservation Area as set forth in MSHCP, by electing to comply with one of the following:

1. The City shall implement the Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Process ("HANS"); or

2. Upon receipt of a completed application for a project that is subject to this Resolution, or prior to the City's initiation of a project, the City shall determine whether all or a portion of the real property for the project is located within the boundaries of the Criteria Area. If the City determines that all or a portion of the real property for the project is located within the Criteria Area, then the City shall perform the following:

   a. Determine the design criteria applicable to the project based on the particular USGS section, quadrant, and/or cell grouping in which the project property is located, as set forth in Section 3.2 of the MSHCP; and

   b. Impose as a condition to the City's approval of the project such conditions as are necessary to ensure the project complies with and implements the design criteria applicable to the project.

B. The City shall implement the requirements for the Protection of Riparian/Riverine Areas and Vernal Pools set forth in Section 6.1.2 of the MSHCP in the following manner:

1. As part of the CEQA review of the project, the property owner shall comply, or the City shall comply if the project is City-initiated, with the surveying, mapping, and documentation procedures set forth in Section 6.1.2 of the MSHCP for Riparian/Riverine Areas and Vernal Pools on the project property; and

2. Based on the documentation prepared for the project, the City shall impose as a condition to the City's approval of the project such conditions as are necessary to ensure the project complies with and implements the policies for the Protection of Riparian/Riverine Areas and Vernal Pools set forth in Section 6.1.2 of the MSHCP.

C. The City shall implement the requirements for the Protection of Narrow Endemic Plant Species set forth in Section 6.1.3 of the MSHCP in the following manner:

1. As part of the CEQA review of the project, the property owner shall comply, or the City shall comply if the project is City-initiated, with the site-specific focused survey procedures set forth in Section 6.1.3 of the MSHCP; and

2. Based on the site-specific focused surveys prepared for the project, the City shall impose as a condition to the City's approval of the project such

conditions as are necessary to ensure the project complies with and implements the Narrow Endemic Plant Species policies set forth in Section 6.1.3 of the MSHCP.

D. The City shall impose as a condition to the City's approval of a project such conditions as are necessary to ensure the project complies with and implements the Urban/Wildlands Interface Guidelines set forth in Section 6.1.4 of the MSHCP.

E. The City shall impose as a condition to the City's approval of a project such conditions as are necessary to ensure surveys are prepared for the project as required by Section 6.3.2 of the MSHCP.

F. Pursuant to Section V of this Resolution and the MSHCP, the City may transfer any property interest acquired or obtained in fee title or as a conservation easement to the Western Riverside County Regional Conservation Authority for management. The City may also grant a conservation easement to the California Department of Fish and Game for any property interest obtained pursuant to Section V of this Resolution. A Sample conservation easement is attached as Exhibit "2."

SECTION VI. DEFINITIONS:

For purposes of this Resolution, the following terms shall have the meaning set forth herein:

A. "Area Plan" means the sixteen areas designated for purposes of providing an organizational framework for the Criteria Area, and for purposes of developing specific design criteria that will be utilized in assembling land within the Criteria Area that will become a part of the MSHCP Conservation Area.

B. "Criteria Area" means the general area designated and denoted on the MSHCP Plan Map as the "Criteria Area," comprised of approximately 310,000 acres from which new habitat conservation within the MSHCP Conservation Area will be assembled.

C. "MSHCP" means the Western Riverside County Multiple Species Habitat Conservation Plan.

D. "MSHCP Plan Map" means the map of the area encompassed by the MSHCP as set forth in the attached Exhibit "1."

E. "Project" means any action or activity that is subject to the City's ministerial or discretionary approval, or any action or activity undertaken directly by the City, for the purpose of developing or improving real property, including, but not limited to, the following: the sale, purchase, or lease of City-owned property; the approval of a tentative subdivision map; the issuance of a license, permit, certificate, variance, or other entitlement for the development or improvement of real property, including the

clearing or grading of real property (except for weed or fire hazard abatement); and the construction or improvement of streets, water, sewer, or other public facilities or public works.

SECTION VII. EFFECTIVE DATE:

The Mayor shall sign this Resolution and the City Clerk shall attest thereto, and thereupon and thereafter this Resolution shall take effect and be in force according to law.

PASSED, APPROVED, AND ADOPTED, this 28th day of January, 2009 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Scott Farnam, Mayor

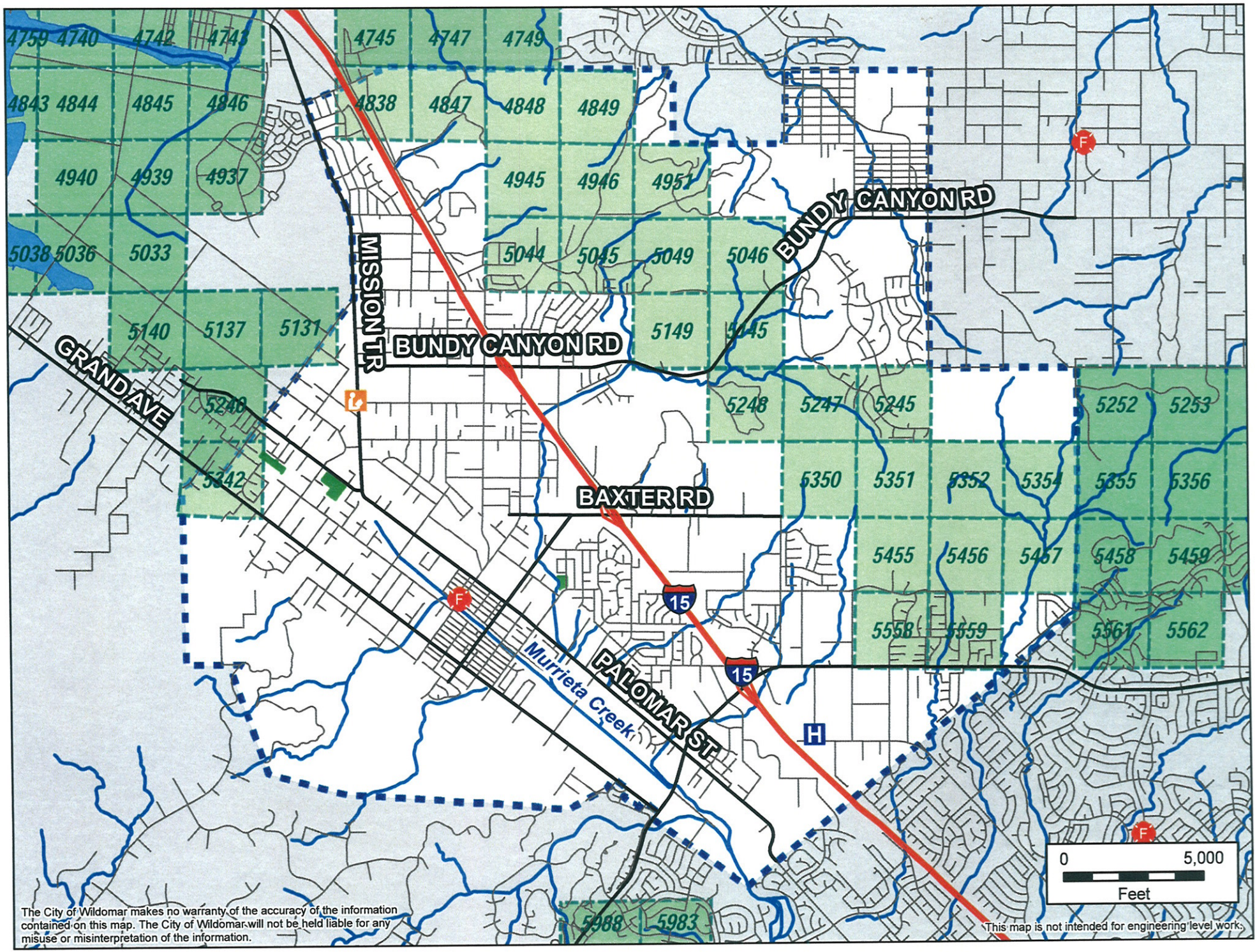
ATTEST:

_____
Sheryll Schroeder, City Clerk

APPROVED AS TO FORM:

_____
Julie Hayward Biggs, City Attorney

ATTACHMENT E


4759 4740 4742 4743
4745 4747 4749
4843 4844 4845 4846
4838 4847 4848 4849
4940 4939 4937
4945 4946 4951
5038 5036 5033
5044 5045 5049 5046
5140 5137 5131
5149 5145
5248 5247 5245
5252 5253
5342
5350 5351 5352 5354 5355 5356
5455 5456 5457 5458 5459
5558 5559 5561 5562
5988 5983
MISSION TR
BUNDY CANYON RD
BUNDY CANYON RD
GRAND AVE
BAXTER RD
PALOMAR ST
Murrieta Creek
15
15
F
F
F
H
0
5,000
Feet
The City of Wildomar makes no warranty of the accuracy of the information contained on this map. The City of Wildomar will not be held liable for any misuse or misinterpretation of the information.
This map is not intended for engineering level work.