



**CITY OF WILDOMAR – PLANNING COMMISSION**  
**Agenda Item #2.1**  
**PUBLIC HEARING**  
**Meeting Date: December 2, 2015**

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**TO:** Chairman and Members of the Planning Commission

**FROM:** Matthew C. Bassi, Planning Director

**SUBJECT: Tentative Tract Map No. 31667 - Extension of Time (PA 15-0098):**  
Planning Commission review and consideration of a 1-year extension of time for a Riverside County approved Tentative Tract Map (TTM No. 31667) requested by Beazer Homes (Applicant) located on the NEC of Grand Avenue and McVicar Street (APN: 380-060-007).

**STAFF REPORT**

**RECOMMENDATION**

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

1. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2015-20**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A ONE-YEAR (1) EXTENSION OF TIME TO NOVEMBER 15, 2016 FOR TENTATIVE TRACT MAP NO. 31667 (PLANNING APPLICATION NO. 15-0098) LOCATED ON THE NEC OF GRAND AVENUE AND MCVICAR STREET (APN: 380-060-007)

**DESCRIPTION / BACKGROUND**

The applicant (Beazer Homes) is requesting a one-year (1) time extension for an approved Tentative Tract Map (TTM No. 31667). TTM No. 31667 was approved by Riverside County Board of Supervisors on November 15, 2005 to subdivide 35.2 acres into 108 single family residential lots. The Board approval also included adoption of a Mitigated Negative Declaration (EA 39184) and a Change of Zone from R-R (Rural Residential) to R-1 (One-Family Dwelling) and to R-5 (Open Space-Combining Zone).

The residential subdivision is located at the northeast corner of Grand Avenue and McVicar Street (APN: 380-060-007). The vicinity map on the following page illustrates the location of the project site and surrounding area.

## Vicinity/Location Map



### DISCUSSION / ANALYSIS

The approved tentative map was due to expire on November 15, 2008; three (3) years after the original approval. However, the State legislature approved SB 1185 in July 2008 which granted an automatic 1-year time extension for all maps that were due to expire between July 15, 2008 and January 1, 2011. As TTM No. 31667 fell within the provisions of this Senate bill, the expiration date was automatically extended to November 15, 2009.

From July 2009 to July 2013, the State legislature passed three more bills (AB 333, AB 208 & AB 116) which resulted in automatic time extensions totaling six (6) years for qualifying tract maps. TTM No. 31667 also fell within the provisions of these three (3) bills; thus, the expiration date was extended to November 15, 2015.

Section 16.12.240.A of the subdivision ordinance allows tentative tract maps up to five (5) one (1) year time extensions provided the Applicant files an application and filing fee with the Planning Director at least 30 days prior to the expiration date. The approval or denial of a time extension rests with the Planning Commission. On October 1, 2015,

Beazer Homes did submit an application and paid the required fee with a request for a 1-year time extension to November 15, 2016.

In reviewing the time extension request, the Planning and Engineering departments have determined that the approved tract map has not been modified from its original approval, nor has the Applicant requested any changes. Thus, a minor change approval is not needed with the time extension. A copy of the approved tract map is provided below and in Attachment C.

### Approved Tract Map



The tract map still shows 108 single family (R-1) lots that range in size from 7,201 (Lot #30) to 12,805 square feet (Lot #85) with an average lot size of 9,105 square feet. The subdivision will maintain two access points into the project....one from McVicar and one from Grand Avenue. A large open space is still being preserved along Wildomar

Channel/Murrieta Creek that will serve as the floodway. Based on this review, the approved tentative tract map remains in compliance with the current development standards and policies of the City's zoning and subdivision ordinances. Further, the approved R-1 zoning remains consistent with the adopted general plan land use designation of Medium Density Residential (MDR) which was in effect at the time the tract map was approved by the Board of Supervisors. The MDR designation allows single family residential development within a density range of 2 – 5 units/acre). The approved tract map had since its original approval, and continues to have, a density of 3.07 units/acre.

For Commission information, a copy of the County approved conditions for TTM No. 31677 and a copy of the adopted Environmental Assessment (EA No. 39184) are provided in Attachment A (Exhibit 1) and Attachment B, respectively. A reduced copy of the approved tract map is provided in Exhibit C.

### **CEQA DISCUSSION**

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a Mitigated Negative Declaration (EA No. 39184) was prepared, considered and adopted by the Riverside County Board of Supervisor's on November 15, 2005 as part of its approval of Tentative Tract Map No. 31667. The accompanying Change of Zone from R-R to R-1 was also approved by the Board on January 10, 2006. A Notice of Determination was filed with the Riverside County Clerk within the prescribed time frame in accordance with CEQA.

As part of the environmental assessment for Tentative Tract Map No. 31667, the county identified nine (9) areas with potentially significant impacts. Of the impact categories identified, the conclusion in EA 39184 is that all impacts are fully mitigated by the adopted mitigation measures contained in EA 39184, the resulting Mitigated Negative Declaration, and the Map's conditions of approval.

CEQA Guideline 15162 provides that once a mitigated negative declaration is adopted for a project, when a subsequent discretionary approval is required for the project the lead agency may determine, based on substantial evidence, whether additional environmental review of the project is warranted. More specifically, if one or more of the conditions stated in Guideline 15162(a) are present (discussed in more detail below), then the lead agency must prepare a subsequent EIR for the project. If none of the conditions stated in Guideline 15162(a) are present, then the lead agency has the discretion to determine whether to require a lesser form of environmental review (such as an addendum) or no further documentation at all. (Guideline 15162(b)).

Guideline 15162(a) requires a subsequent EIR to be prepared if one or more of the following conditions exist:

“(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 occur 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 of 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;

(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 measure or alternative; or

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

CEQA Guidelines §15162(a).

In the case of the request for a one year Extension of time for TTM No. 31667, staff has determined upon detailed evaluation that none of the circumstances or situations required in Section 15162 of the CEQA Guidelines is present to require a subsequent EIR as follows:

1) *No Substantial changes are not proposed in the project:*

The Applicant is not proposing any technical or physical changes to TTM No. 31667. Therefore, no major revisions of the previously adopted environmental document (EA 39184) are necessary because there are no new significant environmental effects, or a substantial increase in the severity of previously identified significant effects, resulting from changes to the project.

2) *No Substantial Changes to the Project's Circumstances:*

No substantial changes have occurred with respect to the circumstances under which the project is undertaken that will require major revisions of the previously

adopted environmental document (EA 39184) due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects. The one-year extension of time request being considered for TTM No. 31667 does not include any request for technical or physical changes to the design, specifications, conditions or requirements for construction of the project covered by the approved tentative tract map. Further, knowing that storm water conveyance and flooding concerns are present in this area, it is important to note that the original approval for the tentative tract map included conditions/requirements to construct pad elevations at a minimum of two (2) feet above the 100-year water surface or a minimum of one (1) foot above the floodway elevation for the Wildomar Channel, whichever is greater (Conditions of Approval 10 Flood RI. 1, and 10 Flood RI. 2). This condition remains in full force and effect. The tract map is also conditioned to construct a 100-year crossing (or alternate design as approved by Riverside County Flood Control District and the City Engineer) for the Wildomar Channel at McVicar Street (Condition of Approval 10 Flood RI. 20). This condition also remains in full force and effect. Finally, the tract map has already received a Conditional Letter of Map Revision (CLOMR), dated May 31, 2007, in accordance with the requirements of Condition of Approval 10 Flood RI. 18. The City has not been presented with any evidence that the physical setting of the project has substantially changed since EA 39184 was approved.

3) No New Information of Substantial Importance:

There is no new information of substantial importance, which was previously unknown and could not have been known, that shows any of the following:

- (A) The project will have any significant effects that were not already discussed in the prior/adopted environmental documents (EA 39184);
- (B) There are significant effects previously examined that will be substantially more severe;
- (C) There are mitigation measures or alternatives, previously considered not feasible, that are now feasible and would substantially reduce one or more significant effects of the project; or
- (D) There are mitigation measures or alternatives that are considerably different from those included in the prior/adopted environmental document (EA 39184) that would substantially reduce one or more significant effects on the environment.

Based on the above, staff has determined that in light of the fact that there are no changes to TTM No. 31667, including no additional (or revised) conditions of approval being proposed, there are no substantial changes to the project's circumstances, and the City has not been presented with any new information regarding the project's impacts or mitigation measures, none of the conditions exist that might require a

subsequent EIR, subsequent MND or subsequent Negative Declaration or an Addendum pursuant to Title 14 Cal. Code Regs. Section 15162. Therefore, it can be concluded with certainty that no additional CEQA documentation is required for this extension of time action by the Commission.

### **EOT - FINDINGS OF FACT**

Pursuant to Section 16.12.240.C of the Subdivision Ordinance, and in light of the record before it, including the staff report dated December 2, 2015 and all evidence and testimony heard at the public hearing for said time extension for Tentative Tract Map No. 31667, Staff recommends the Planning Commission hereby find as follows:

*Finding 1:* The proposed extension of time for TM No. 31667 is consistent with the City of Wildomar General Plan.

*Evidence:* The General Plan land use designation for the project site is Medium Density Residential (MDR) which allows single family residential land uses with densities ranging from 2 to 5 dwelling units per acre. The approved tentative tract map would allow for the development of 108 single family lots on 35.2 acres with a density of 3.07 units/acre which falls within the allowable density range permitted under the MDR land use designation. Further, the Land Use Element of the General Plan encourages the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels. The proposed tract map, and subsequent residential development, remains consistent with this policy as it will provide single family residential homeownership opportunities for Wildomar residents. Considering these facts, the proposed request for a one-year time extension to November 15, 2016 for Tentative Tract Map No. 31667 continues to be consistent with the General Plan.

*Finding 2:* The proposed extension of time for TM No. 31667 is consistent with the City of Wildomar Zoning Ordinance.

*Evidence:* The zoning designation approved by the Riverside County Board of Supervisors on November 15, 2005 of R-1 (One-Family Dwelling) is highly consistent with the General Plan land use designation of Medium Density Residential (MDR). Further, the approved tentative tract map will allow for the development of 108 single family residential dwelling units consistent with the R-1 development standards related to required lot depth (100 feet) and lot width (60 feet). Lastly, single family residential land uses are a permitted use on the R-1 zone, therefore, the project remains consistent with the Zoning Ordinance.

*Finding 3:* The proposed extension of time for TM No. 31667 does not adversely affect the general health, safety and welfare of the public.

*Evidence:* The proposed extension of time does not adversely affect the general health, safety and welfare of the public as the originally approved tract map remains in compliance with all the required design and development standards of the R-1 (One-

Family Dwelling) zone, and appropriate mitigation for the project's environmental impacts have been imposed on the project. As there have been no amendments to the R-1 zone since incorporation, the original development standards remain the same. Further, the design of the subdivision remains in conformance with the City's General Plan and Subdivision Ordinance. The design and construction of all improvements related to the proposed project remain as originally conditioned which are intended to protect the general health, safety and welfare of the public.

### **PUBLIC NOTICING**

In accordance with Title 16, Section 16.12.140 of the Wildomar Municipal Code, the Planning Department on November 18, 2015 mailed a public hearing notice to all property owners within a 600-foot radius of the project site notifying them of the December 2, 2015 Planning Commission hearing for the Extension of Time proposed by Beazer Homes for Tentative Tract Map No. 31667.

In accordance with Title 16, Section 16.12.140 of the Wildomar Municipal Code the Planning Department on November 20, 2015 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the December 2, 2015 Planning Commission hearing for the Extension of Time proposed by Beazer Homes for Tentative Tract Map No. 31667.

In accordance with Title 16, Section 16.12.140 of the Wildomar Municipal Code the Planning Department on November 20, 2015 emailed said public hearing notice to the Elsinore Valley Municipal Water District (EVMWD) and the Lake Elsinore Unified School District (LEUSD) notifying these 2 agencies of the December 2, 2015 Planning Commission hearing for the Extension of Time proposed by Beazer Homes for Tentative Tract Map No. 31667

Respectfully Submitted,  
Matthew C. Bassi  
Planning Director

Reviewed By,  
Erica L. Vega  
Assistant City Attorney

### **ATTACHMENTS**

- A. PC Resolution No. 2015-20  
Exhibit 1 - Approved Conditions of Approval for TM 31667 (dated 11/15/05)
- B. County Approved Environmental Assessment (MND - EA No. 39184)
- C. Reduction of the approved TTM No. 31667

### **INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:**

- City of Wildomar General Plan and General Plan EIR
- City of Wildomar Zoning Ordinance (Title 17)
- City of Wildomar Subdivision Ordinance (Title 16)

# **ATTACHMENT A**

**PC Resolution No. 2015-20**

**PC RESOLUTION NO. 2015-20**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF WILDOMAR, CALIFORNIA, APPROVING  
A ONE-YEAR (1) EXTENSION OF TIME TO NOVEMBER  
15, 2016 FOR TENTATIVE TRACT MAP NO. 31667  
(PLANNING APPLICATION NO. 15-0098) LOCATED ON  
THE NEC OF GRAND AVENUE AND MCVICAR STREET  
(APN: 380-060-007)**

**WHEREAS**, an application for a One-Year (1) Extension of Time to November 15, 2016 for Tentative Tract Map No. 31667 (Planning Application No. 15-0098) has been filed by:

Applicant / Owner:        Beazer Homes  
Authorized Agent:         Mr. Lenny Dunn  
Project Location:         Northeast Corner of Grand Avenue and McVicar Street  
APN Number:               380-060-007; and

**WHEREAS**, the Applicant (Beazer Homes) has submitted a formal application request and paid the required planning/processing fees on September 30, 2015, for a one-year time extension for Tentative Tract Map No. 31667, thereby, meeting the requirements for an Extension of Time as outlined in Section 16.12.240 of the Wildomar Municipal Code; and

**WHEREAS**, the County of Riverside approved Tentative Tract Map No. 31667 on November 15, 2005 for the subdivision of 35.2 acres into 108 lots for future single family residential homes/development on said property currently owned by Beazer Homes; and

**WHEREAS**, the County of Riverside, in connection with the approval of Tentative Tract Map No. 31667, adopted a Mitigated Negative Declaration (EA No. 39184) on November 15, 2005; and

**WHEREAS**, Tentative Tract Map No. 31667 was due to expire on November 15, 2008, but the adoption of SB 1185, AB 333, AB 208 & AB 116 resulted in automatic time extensions totaling seven (7) years with a new expiration date of November 15, 2015.

**WHEREAS**, in accordance with Title 16, Section 16.12.140 of the Wildomar Municipal Code, the Planning Department on November 18, 2015 mailed a legal notice to all adjacent property owners within a 600-foot radius of the project site notifying the adjacent residents of the public hearing for the proposed one-year time extension by Beazer Homes for Tentative Tract Map No. 31667 that would be held on December 2, 2015; and

**WHEREAS**, in accordance with Title 16, Section 16.12.140 of the Wildomar Municipal Code, the Planning Department on November 18, 2015 mailed a legal notice to the Elsinore Valley Municipal Water District (EVMWD) and the Lake Elsinore Unified School District (LEUSD) notifying these two (2) agencies of the public hearing for the proposed one-year time extension by Beazer Homes for Tentative Tract Map No. 31667 that would be held on December 2, 2015; and

**WHEREAS**, in accordance with Title 16, Section 16.12.140 of the Wildomar Municipal Code, the Planning Department on November 20, 2015 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the public hearing for the proposed one-year time extension by Beazer Homes for Tentative Tract Map No. 31667 that would be held on December 2, 2015; and

**WHEREAS**, in accordance with Wildomar Municipal Code Section 16.12.240, the City of Wildomar Planning Commission conducted the duly noticed public hearing on December 2, 2015, at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed one-year time extension by Beazer Homes for Tentative Tract Map No. 31667, and at which time the Planning Commission received public testimony concerning the one-year time extension.

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

**SECTION 1. CEQA FINDINGS.**

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a Mitigated Negative Declaration (EA No. 39184) was prepared, considered and adopted by the Riverside County Board of Supervisors on November 15, 2005 as part of its approval of Tentative Tract Map No. 31667. The accompanying Change of Zone from R-R to R-1 was also approved by the Board on January 10, 2006. A Notice of Determination was filed with the Riverside County Clerk within the prescribed time frame in accordance with CEQA.

As part of the environmental assessment for Tentative Tract Map No. 31667, the county identified nine (9) areas with potentially significant impacts. Of the impact categories identified, the conclusion in EA 39184 is that all impacts are fully mitigated by the adopted mitigation measures contained in EA 39184, the resulting Mitigated Negative Declaration, and the Map's conditions of approval.

CEQA Guideline 15162 provides that once a mitigated negative declaration is adopted for a project, when a subsequent discretionary approval is required for the project the lead agency may determine, based on substantial evidence, whether additional environmental review of the project is warranted. More specifically, if one or more of the conditions stated in Guideline 15162(a) are present (discussed in more detail below), then the lead agency must prepare a subsequent EIR for the project. If none of the conditions stated in Guideline 15162(a) are present, then the lead agency

has the discretion to determine whether to require a lesser form of environmental review (such as an addendum) or no further documentation at all. (Guideline 15162(b)).

Guideline 15162(a) requires a subsequent EIR to be prepared if one or more of the following conditions exist:

“(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 occur 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 of 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;

(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 measure or alternative; or

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

The Planning Commission has determined upon detailed evaluation that none of the circumstances or situations required in Section 15162 of the CEQA Guidelines is present to require a subsequent EIR as follows:

1) *Substantial changes are not proposed in the project:*

The Applicant is not proposing any technical or physical changes to TTM No. 31667. Therefore, no major revisions of the previously adopted environmental document (EA 39184) are necessary because there are no

new significant environmental effects, or a substantial increase in the severity of previously identified significant effects, resulting from changes to the project.

2) *No Substantial Changes to the Project's Circumstances:*

No substantial changes have occurred with respect to the circumstances under which the project is undertaken that will require major revisions of the previously adopted environmental document (EA 39184) due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects. The one-year extension of time request being considered for TTM No. 31667 does not include any request for technical or physical changes to the design, specifications, conditions or requirements for construction of the project covered by the approved tentative tract map. Further, knowing that storm water conveyance and flooding concerns are present in this area, it is important to note that the original approval for the tentative tract map included conditions/requirements to construct pad elevations at a minimum of two (2) feet above the 100-year water surface or a minimum of one (1) foot above the floodway elevation for the Wildomar Channel, whichever is greater (Conditions of Approval 10 Flood RI. 1, and 10 Flood RI. 2). This condition remains in full force and effect. The tract map is also conditioned to construct a 100-year crossing (or alternate design as approved by Riverside County Flood Control District and the City Engineer) for the Wildomar Channel at McVicar Street (Condition of Approval 10 Flood RI. 20). This condition also remains in full force and effect. Finally, the tract map has already received a Conditional Letter of Map Revision (CLOMR), dated May 31, 2007, in accordance with the requirements of Condition of Approval 10 Flood RI. 18. The City has not been presented with any evidence that the physical setting of the project has substantially changed since EA 39184 was approved.

3) *New Information of Substantial Importance:*

There is no new information of substantial importance, which was previously unknown and could not have been known, that shows any of the following:

- (A) The project will have any significant effects that were not already discussed in the prior/adopted environmental documents (EA 39184);
- (B) There are significant effects previously examined that will be substantially more severe;
- (C) There are mitigation measures or alternatives, previously considered not feasible, that are now feasible and would substantially reduce one or more significant effects of the project; or

- (D) There are mitigation measures or alternatives that are considerably different from those included in the prior/adopted environmental document (EA 39184) that would substantially reduce one or more significant effects on the environment.

Based on the above, the Planning Commission has determined that in light of the fact that there are no changes to TTM No. 31667, including no additional (or revised) conditions of approval being proposed, there are no substantial changes to the project's circumstances, and the City has not been presented with any new information regarding the project's impacts or mitigation measures, none of the conditions exist that might require a subsequent EIR, subsequent MND or subsequent Negative Declaration or an Addendum pursuant to Title 14 Cal. Code Regs. Section 15162. Therefore, the Planning Commission concludes with certainty that no additional CEQA documentation is required for this extension of time action by the Commission.

## **SECTION 2. EOT FINDINGS**

Pursuant to Section 16.12.240.C of the Subdivision Ordinance, and in light of the record before it, including the staff report dated December 2, 2015 and all evidence and testimony heard at the public hearing for said time extension for Tentative Tract Map No. 31667, Staff recommends the Planning Commission hereby find as follows:

*Finding 1:* The proposed extension of time for TM No. 31667 is consistent with the City of Wildomar General Plan.

*Evidence:* The General Plan land use designation for the project site is Medium Density Residential (MDR) which allows single family residential land uses with densities ranging from 2 to 5 dwelling units per acre. The approved tentative tract map would allow for the development of 108 single family lots on 35.2 acres with a density of 3.07 units/acre which falls within the allowable density range permitted under the MDR land use designation. Further, the Land Use Element of the General Plan encourages the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels. The proposed tract map, and subsequent residential development, remains consistent with this policy as it will provide single family residential homeownership opportunities for Wildomar residents. Considering these facts, the proposed request for a one-year time extension to November 15, 2016 for Tentative Tract Map No. 31667 continues to be consistent with the General Plan.

*Finding 2:* The proposed extension of time for TM No. 31667 is consistent with the City of Wildomar Zoning Ordinance.

*Evidence:* The zoning designation approved by the Riverside County Board of Supervisors on November 15, 2005 of R-1 (One-Family Dwelling) is highly consistent with the General Plan land use designation of Medium Density Residential (MDR). Further, the approved tentative tract map will allow for the development of 108 single family residential dwelling units consistent with the R-1 development standards related

to required lot depth (100 feet) and lot width (60 feet). Lastly, single family residential lot uses are a permitted use on the R-1 zone, therefore, the project remains consistent with the Zoning Ordinance.

*Finding 3:* The proposed extension of time for TM No. 31667 does not adversely affect the general health, safety and welfare of the public.

*Evidence:* The proposed extension of time does not adversely affect the general health, safety and welfare of the public as the originally approved tract map remains in compliance with all the required design and development standards of the R-1 (One-Family Dwelling) zone, and appropriate mitigation for the project's environmental impacts have been imposed on the project. As there have been no amendments to the R-1 zone since incorporation, the original development standards remain the same. Further, the design of the subdivision remains in conformance with the City's General Plan and Subdivision Ordinance. The design and construction of all improvements related to the proposed project remain as originally conditioned which are intended to protect the general health, safety and welfare of the public.

### **SECTION 3. PLANNING COMMISSION ACTION**

The Planning Commission of the City of Wildomar, based on the criteria/findings above, hereby adopts PC Resolution No. 2015-29 approving a one-year time extension (#1 of 5 possible) to November 15, 2016 for Tentative Tract Map No. 31667, subject to the original conditions of approval and mitigation measures adopted by the Riverside County Board of Supervisors on November 15, 2005 attached hereto as Exhibit 1 of this Resolution.

### **SECTION 4. PLANNING COMMISSION ACTION**

The Planning Commission of the City of Wildomar hereby amends County condition "10. Every. 3 MAP – HOLD HARMLESS", as shown on Exhibit 1 of this Resolution, to read as follows:

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

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

**PASSED, APPROVED AND ADOPTED** this 2nd day of December, 2015 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

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Veronica Langworthy  
Planning Commission Chairman

**ATTEST:**

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Matthew C. Bassi  
Planning Director/Minutes Secretary

**APPROVED AS TO FORM:**

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Eric L. Vega, Assistant City Attorney

**EXHIBIT 1  
(ATTACHMENT A)**

**County Approved Conditions of Approval for TM 31667**

01/23/06  
08:25

**PINKS**

Riverside County LMS  
CONDITIONS OF APPROVAL

TI T MAP Tract #: TR31667

Parcel: 380-060-007

RECEIVED AND FILED  
NOV 15 2005  
BY BOARD OF SUPERVISORS

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- DEFINITIONS

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 31667 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31667, Amended No. 4, dated August 23, 2005.

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

10. EVERY. 2 MAP- PROJECT DESCRIPTION

INEFFECT

The land division hereby permitted is to subdivide 35.2 net acres into 108 single family residential lots with a minimum area of 7,200 square feet. This subdivision will include 3 open space lots.

10. EVERY. 3 MAP - HOLD HARMLESS

INEFFECT

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

INEFFECT

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

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BS GRADE DEPARTMENT

10.BS GRADE. 1                    MAP-GIN INTRODUCTION                    INEFFECT

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

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

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

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

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

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

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

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

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

10.BS GRADE. 6                    MAP-G2.8 MINIMUM DRAINAGE GRAD                    INEFFECT

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

10.BS GRADE. 8                    MAP-G2.10 SLOPE SETBACKS                    INEFFECT

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

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10.BS GRADE. 9                    MAP\* - NO GRDG & SUBDIVIDING                    INEFFECT

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

10.BS GRADE. 11                    MAP\* NPDES SUPPLEMENT "A"                    INEFFECT

In order to insure compliance with supplement "A" - New Development Guidelines for Santa Ana, Santa Margarita and Whitewater Drainage Management Plan, all Specific Land Use cases (plot plans, conditional use cases, & public use permits) shall provide, as part of their conceptual grading and drainage exhibit, for the control of impervious areas graded to drain to a BMP filtration system. Direct drainage from impervious areas to the street or a storm drain facility shall be avoided.

FIRE DEPARTMENT

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

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                    MAP FLOOD HAZARD REPORT                    INEFFECT

This is a proposal to subdivide 36.6 acres into residential lots and an open space lot in the Wildomar area. The site is located at the north corner of Grand Avenue and McVicar Street.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

INEFFECT

The northeast portion of the site lies within the 100-year Zone A floodplain limits for Wildomar Channel as delineated on Panel No. 060245 2710C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Additionally, a large portion of the site is within a Zone B floodplain which is shallow flooding from the hills to the southwest.

The applicant has submitted a floodplain/floodway study with the Master Drainage Plan flowrates for Wildomar Channel. The study has been reviewed and acceptable to the District in determining the floodway limits. The applicant proposes to encroach into the floodplain with residential lots up to the floodway limits while also respecting projected streambank lines and grades from upstream development. The fill slope/bank protection shall be constructed to District standards including access. As this encroachment would raise the 100 year water surface in the channel, permission shall be obtained by the affected property owners on the opposite side of the channel. Two of the three affected property owners have submitted letters of permission. The developer is diligently pursuing the third permission. If this permission can not be obtained it will be necessary to redesign the project to eliminate the impact. The threshold of significance for this impact will be based on the judgement of the General Manager-Chief Engineer.

The tentative map designates the overbank area between the proposed bank protection and the District's existing undersized Wildomar Channel as a park site. If a viable public maintenance entity such as a parks district or equivalent is willing to accept maintenance responsibility for this amenity, the District has no objection to the proposal. A homeowners association would not be an acceptable maintenance entity. In any case the area between the stream bank and low-flow channel is critical to the function of the channel system and shall be dedicated to the public for flood control purposes.

The tentative map exhibit shows the proposed maintenance road for Wildomar Channel in an easement, this is unacceptable. The maintenance road shall be included in a separate lot. In addition, the emergency escape shown

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10. GENERAL CONDITIONS

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

between Lots 8 and 9 would interfere with the maintenance road. This shall be addressed.

The finished pad elevations shall be a minimum of 2 feet above the 100-year water surface or a minimum of 1 foot above the floodway elevation for Wildomar Channel, whichever is higher.

The applicant proposes a storm drain and inlets in Grand Avenue to collect the tributary storm flows from the hills to the southwest. This storm drain would outlet to Wildomar Channel downstream of McVicar Street.

This site is located within the bounds of the Murrieta Creek/Wildomar Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$4,952 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.

10.FLOOD RI. 2                      MAP ELEVATE BUILDING PADS                      INEFFECT

The finished pad elevations shall be a minimum of 2 feet above the 100-year water surface or a minimum of 1 foot above the floodway elevation for Wildomar Channel, whichever is higher.

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

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

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

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows.

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET (cont.) INEFFECT

Additional emergency escape shall also be provided.

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS INEFFECT

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

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN INEFFECT

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

10.FLOOD RI. 9 MAP MAJOR FACILITIES INEFFECT

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

10.FLOOD RI. 10 MAP BANK PROTECTION MAINT INEFFECT

The developer has proposed an onsite green belt channel to convey storm flows. This channel shall be designed to convey the approved tributary flowrate. The proposed greenbelt facilities would be an amenity serving the development. The District would be willing to maintain the lines and grade and structural aspects of the channel but can not be responsible for the landscaping. Maintenance expenses for the greenbelt park drainage system will be high. The District must ensure that the public is not

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10. GENERAL CONDITIONS

10.FLOOD RI. 10            MAP BANK PROTECTION MAINT (cont.)            INEFFECT

unduly burdened for future costs. The District will require that prior to the issuance of any grading permit, the developer along with a Parks District or alternate viable public maintenance entity shall enter into an agreement with the Riverside County Flood Control and Water Conservation District which guarantees the perpetual maintenance of the drainage facilities proposed by the developer. Said agreement shall be acceptable to both the District and County Counsel.

10.FLOOD RI. 11            MAP CONSTRUCT BANK PROTECTION            INEFFECT

The developer has proposed incorporating a greenbelt or 'soft-bottom' channel into the project. The following criteria shall be used to design the channel:

If velocities are erosive (i.e. greater than 6 fps) revetment for side slopes shall be proposed and 15-foot maintenance roads shall be shown on both sides of the conveyance area. Where soft bottoms and revetted side slopes are proposed, provisions for maintenance of the buried portion of the revetment shall be incorporated into the channel design and also into any required environmental mitigation/conservation plan. The channel design shall be developed using hydraulic runs that consider both the maximum depth and the maximum velocity.

If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on the top of the slope.

10.FLOOD RI. 16            MAP BMP - ENERGY DISSIPATOR            INEFFECT

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

10.FLOOD RI. 17            MAP BMP - TRASH RACKS            INEFFECT

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 18

MAP WATERS OF THE US (FEMA)

INEFFECT

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

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

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

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

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior

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10. GENERAL CONDITIONS

10.FLOOD RI. 18 MAP WATERS OF THE US (FEMA) (cont.) INEFFECT

to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 19 MAP DEDICATE CONVEYANCE AREA INEFFECT

The conveyance area for Wildomar Channel shall be dedicated to the public for flood control purposes.

10.FLOOD RI. 20 MAP 100-YR CROSSING INEFFECT

A 100-year crossing for Wildomar Channel (or alternate design acceptable to the General Manager-Chief Engineer in consultation with the Director of Transportation) shall be constructed at McVicar Street.

10.FLOOD RI. 21 MAP MAINTENANCE ROAD INEFFECT

The tentative map exhibit shows the proposed maintenance road for Wildomar Channel in an easement, this is unacceptable. The maintenance road shall be included in a separate lot.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP- MAP ACT COMPLIANCE INEFFECT

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

10.PLANNING. 2 MAP - FEES FOR REVIEW INEFFECT

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

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10.PLANNING. 4                   MAP - LANDSCAPE MAINTENANCE                   INEFFECT

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

10.PLANNING. 5                   MAP - TRAIL MAINTENANCE                   INEFFECT

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 8                   MAP - OFFSITE SIGNS ORD 679.4                   INEFFECT

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 9                   MAP - RES. DESIGN STANDARDS                   INEFFECT

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 40 feet.
- i. The minimum parcel size is 7,200 square feet/acres.
- j. No more than 50% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of

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10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - RES. DESIGN STANDARDS (cont.) INEFFECT

12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

10.PLANNING. 10 MAP - NPDES COMPLIANCE (1) INEFFECT

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 13 MAP - ORD NO. 659 (DIF) INEFFECT

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division.

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

10.PLANNING. 14 MAP - ORD 810 OPN SPACE FEE INEFFECT

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - ORD 810 OPN SPACE FEE (cont.) INEFFECT

Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 15 MAP- REQUIRED MINOR PLANS INEFFECT

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

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.

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10.PLANNING. 15 MAP- REQUIRED MINOR PLANS (cont.) INEFFECT

6. Entry monument and gate entry plan.

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

10.PLANNING. 16 MAP - GEO NO. 1278 INEFFECT

County Geologic Report (GEO) No. 1278 was prepared for this project (TR31667) by NMG Geotechnical, Inc, and is entitled: "Supplemental Geotechnical Investigation for Proposed 120-Unit Residential Development, Tentative Tract 31667, Northerly Intersection of Grand Avenue and McVicar Street, Wildomar, County of Riverside, California", dated March 10, 2004. In addition, the following documents were submitted for this project:

1.NMG, August 6, 2004, "Response to Riverside County Planning Department Review Comments Dated June 28, 2004, Regarding Proposed 120-Unit Residential Development, Tentative Tract 31667, Wildomar, County of Riverside, California"

2.SID Geotechnical, Inc., August 25, 2003, "Preliminary Soil Investigation, Tentative Tract 31667, 22060 Grand Avenue, APN No. 380-060-008, Wildomar Area, Riverside County, California"

These documents are herein incorporated as a part of GEO No. 1278.

GEO No. 1278 concluded:

1.No known active faults pass through the proposed development site. Therefore, the potential for ground rupture at this site due to fault movement is considered very low.

2.The landslide potential is considered very low.

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10.PLANNING. 16                    MAP - GEO NO. 1278 (cont.)                    INEFFECT

3.The liquefaction potential and dynamic settlement potential is low.

GEO No. 1278 recommended:

1.Prior to grading, deleterious material (vegetation, trash, construction debris, etc.) should be cleared from the site and disposed offsite.

2.Following demolition and removal of the existing buildings and associated improvement, the loose, disturbed soils, any artificial fill, and unsuitable alluvial soils should b removed to competent material.

GEO No. 1278 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 1278 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 18                    USE - NO OFF-ROAD USES ALLOWED                    INEFFECT

No off-highway vehicle use shall be allowed on any parcel or open space area located within the boundaries of this land division map.

10.PLANNING. 20                    PPA - C/W DESIGN GUIDELINES                    INEFFECT

The project shall conform to he Countywide Design Standards and Guidelines, adopted January 13, 2004.

10.PLANNING. 21                    MAP - SUBMIT BUILDING PLANS                    INEFFECT

The developer shall cause building plans to be submitted to the TLMA- Land Use Setion for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1

MAP - TS/CONDITIONS 1

INEFFECT

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

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

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

Central Street (EW) at:  
Grand Avenue (NS)

Project Access (EW) at:  
Grand Avenue (NS)

McVicar Street (EW) at:  
Palomar Street (NS)  
Project Access (NS)  
Grand Avenue (NS)

Palomar Street (NS) at:  
Clinton Keith Road (EW)

Clinton Keith Road/I-15 interchange currently operates at an unacceptable level of service. The County has determined that interim improvements will provide an acceptable Level of Service for near term condition. Long range impacts will be mitigated through ultimate improvements for which the project will fee.

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

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10.TRANS. 2                      MAP - DRAINAGE 1                      INEFFECT

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

10.TRANS. 3                      MAP - DRAINAGE 2                      INEFFECT

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

10.TRANS. 8                      MAP - STD INTRO 3(ORD 460/461)                      INEFFECT

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 9                      MAP - UTILITY INSTALL. 1                      INEFFECT

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed

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10. GENERAL CONDITIONS

10.TRANS. 9 MAP - UTILITY INSTALL. 1 (cont.) INEFFECT

underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 10 MAP - OFF-SITE PHASE INEFFECT

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE INEFFECT

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

20.PLANNING. 3 MAP - BROWN HOUSE RELOCATION INEFFECT

The Brown House and Tank House shall be made available by the developer or successor in interest until August 1, 2006, for any outside responsible party to relocate both structures to an off-site location. If an outside party relocates both structures, such party shall submit to the Planning Department all documentation showing evidence of ownership and responsibility of the structures. If such

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20.PLANNING. 3 MAP - BROWN HOUSE RELOCATION (cont.) INEFFECT

relocation occurs, the developer or successor in interest of the TENTATIVE TRACT MAP will no longer be obligated to restore the Tank House, but shall comply with all of the Parks conditions and submit a plot plan for review and approval for a replica Tank House structure to be located within the designated park area on the TENTATIVE TRACT MAP.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER PLAN INEFFECT

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

50.E HEALTH. 2 MAP - MONEY INEFFECT

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

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

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

50.E HEALTH. 4 MAP - ANNEX FINALIZED INEFFECT

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

FIRE DEPARTMENT

50.FIRE. 1 MAP-#004-ECS-FUEL MODIFICATION INEFFECT

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that would include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls

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

along common boundaries between rear yards and open space.  
d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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

50.FIRE. 2                      MAP-#46-WATER PLANS                      INEFFECT

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

50.FIRE. 3                      MAP-#53-ECS-WTR PRIOR/COMBUS                      INEFFECT

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2                      MAP SUBMIT PLANS                      INEFFECT

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

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

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

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

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

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

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

50.FLOOD RI. 6                   MAP ENCROACHMENT PERMIT REQ                   INEFFECT

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

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

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

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50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.)

INEFFECT

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

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

50.FLOOD RI. 8 MAP ADP FEES

INEFFECT

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

NOTICE OF DRAINAGE FEES

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

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate

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50.FLOOD RI. 8                    MAP ADP FEES (cont.)                    INEFFECT

in effect at the time of issuance of the actual permit.

50.FLOOD RI. 9                    MAP BMP - MAINT & INSPECT                    INEFFECT

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

50.FLOOD RI. 10                    MAP SUBMIT CLOMR                    INEFFECT

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to map recordation.

PLANNING DEPARTMENT

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

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

50.PLANNING. 2                    MAP - FINAL MAP PREPARER                    INEFFECT

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

50.PLANNING. 3                    MAP- SURVEYOR CHECK LIST                    INEFFECT

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

A. All lots on the FINAL MAP shall be in substantial

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50.PLANNING. 3                    MAP- SURVEYOR CHECK LIST (cont.)                    INEFFECT

conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 7,200 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County Integrated Project (RCIP).

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

E. All knuckle or cul-de-sac lots shall have a minimum of 40 feet of frontage measured at the front lot line.

F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 4                    MAP- REQUIRED APPLICATIONS                    INEFFECT

No FINAL MAP shall record until Change of Zone No. 6850 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

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

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

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

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

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50.PLANNING. 13            MAP- ECS AFFECTED LOTS            INEFFECT

The following note shall be placed on the FINAL MAP:  
"Environmental Constraint Sheet affecting this map is on  
file in the County of Riverside Transportation Department -  
Survey Division, in E.C.S. Book \_\_\_\_, Page \_\_\_\_.

50.PLANNING. 18            MAP - ECS NOTE MAP CONSTRAINT            INEFFECT

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

"No permits allowing any grading, construction, or surface  
alterations shall be issued which effect the delineated  
constraint areas without further investigation and/or  
mitigation as directed by the County of Riverside Planning  
Department. This constraint affects lots as shown on the  
Environmental Constraints Sheet."

50.PLANNING. 20            MAP - ECS NOTE MT PALOMAR LIGH            INEFFECT

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

"This property is subject to lighting restrictions as  
required by County Ordinance No. 655, which are intended to  
reduce the effects of night lighting on the Mount Palomar  
Observatory. All proposed outdoor lighting systems shall  
be in conformance with County Ordinance No. 655."

50.PLANNING. 28            MAP - COMPLY WITH ORD 457            INEFFECT

The land divider shall provide proof to The Land Management  
Agency - Land Use Section that all structures for human  
occupancy presently existing and proposed for retention  
comply with Ordinance Nos. 457 and 348.

50.PLANNING. 30            MAP - FEE BALANCE            INEFFECT

Prior to recordation, the Planning Department shall  
determine if the deposit based fees for the TENTATIVE MAP  
are in a negative balance. If so, any unpaid fees shall be  
paid by the land divider and/or the land divider's  
successor-in-interest.

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50. PLANNING. 33

MAP- CC&R RES POA COM. AREA

INEFFECT

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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

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

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

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

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

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

INEFFECT

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

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

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

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in

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

conjunction with the recordation of the final map.

50.PLANNING. 35 MAP- TRAIL MAINTENANCE INEFFECT

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

50.PLANNING. 36 MAP\*- ECS NOTE ARCHAEOLOGICAL INEFFECT

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

"County Archaeological Report no. PD-A-3314 was prepared for this property on APRIL 14, 2004 by ROBERT S. WHITE AND LAURIE S. WHITE and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

TRANS DEPARTMENT

50.TRANS. 3 MAP - DEDICATIONS INEFFECT

The interior streets shall be improved within the dedicated right-of-way in accordance with County Wide Design Guideline, Exhibit F, Section A. (36'/56')

Street 'G' shall be improved within the dedicated right-of-way in accordance with County Standard No. 103, Section A. (50'/80') (modified)

50.TRANS. 4 MAP - EXISTING MAINTAINED INEFFECT

Grand Avenue is a paved County maintained road and shall be improved with concrete curb-and-gutter located 32 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 50

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50.TRANS. 4 MAP - EXISTING MAINTAINED (cont.) INEFFECT

foot half-width dedicated right-of-way in accordance with County Wide Design Guidelines, Exhibit H. (32'/50')

50.TRANS. 5 MAP - IMP PLANS INEFFECT

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

50.TRANS. 6 MAP - PART-WIDTH INEFFECT

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

NOTE: Improvements on McVicar Street shall extend across to the northeast side of Wildomar Channel. The portion over Wildomar Channel shall be full width (40'/60'). A 100-year crossing for Wildomar Channel shall be constructed at Mcvicar Street or as approved by the Transportation Department. (10/12/05)

50.TRANS. 10 MAP - EASEMENT INEFFECT

ny easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 11 MAP - ACCESS RESTRICTION INEFFECT

Lot access shall be restricted on Grand Avenue and so noted on the final map.

50.TRANS. 12 MAP - STRIPING PLAN INEFFECT

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

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50.TRANS. 12                    MAP - STRIPING PLAN (cont.)                    INEFFECT

unless otherwise approved by the County Traffic Engineer.

50.TRANS. 13                    MAP - STREET NAME SIGN                    INEFFECT

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

50.TRANS. 16                    MAP - LANDSCAPING                    INEFFECT

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Grand Avenue and McVicar Street. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 17                    MAP - ASSESSMENT DIST                    INEFFECT

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

50.TRANS. 19                    MAP - SOILS 2                    INEFFECT

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

50.TRANS. 20                    MAP - INTERSECTION/50' TANGENT                    INEFFECT

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

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50.TRANS. 22                    MAP - MAP.CORNER CUT-BACK I                    INEFFECT

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

50.TRANS. 24                    MAP - STREET SWEEPING                    INEFFECT

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

50.TRANS. 25                    MAP - STREETLIGHT PLAN                    INEFFECT

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

50.TRANS. 26                    MAP - STREET LIGHTS-CSA/L&LMD                    INEFFECT

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

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

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

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50.TRANS. 28                      MAP - LANDSCAPING APP. ANNEX                      INEFFECT

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

50.TRANS. 29                      MAP - TS/DESIGN                      INEFFECT

The project proponent shall be responsible for the design of a traffic signal at the intersections of:

- McVicar Street/Palomar Street

with no fee credit given for Traffic Signal Mitigation Fees, or as approved by Transportation.

Installation of the signal shall be per 90.TRANS.2.

50.TRANS. 30                      MAP - TS/GEOMETRICS 1                      INEFFECT

The intersection of McVicar Street/Palomar Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes.

Southbound: One left turn lane, two through lanes.

Eastbound: One through lane.

Westbound: One through lane.

or as approved by the Transportation Department. Any off-site widening or right-of-way required to provide these geometrics shall be the responsibility of the landowner/developer.

50.TRANS. 31                      MAP - INTERCHANGE IMPROVEMENTS                      INEFFECT

Prior to the recordation of the final map, the applicant shall pay the Southwest RBBF Fees and TUMF Fees associated with this project. These fees shall be applied towards construction of the ultimate improvements to the I-15/Clinton Keith Road interchange, as approved by the Transportation Department.

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50.TRANS. 32                      MAP - CLIN.K I-15 POLICY AREA                      INEFFECT

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay the Road & Bridge Benefit District and the Transportation Uniform Mitigation (TUMF) fees in accordance with the fee schedule in effect at the time of recordation, pursuant to the Board Policy dated May 25, 2004, Agenda Item 3.45 and Ordinance No. 824.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5                    MAP-G2.7DRNAGE DESIGN Q100                    INEFFECT

All drainage facilities shall be designed in accordance with Riverside County Flood Control & Water Conservation District's letter regarding this application or, if not specifically addressed in their letter, to accommodate 100 year storm flows.

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

60.BS GRADE. 8                    MAP-G2.14OFFSITE GDG ONUS                    INEFFECT

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 13                    MAP-G1.4 NPDES/SWPPP                    INEFFECT

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

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60.BS GRADE. 13                    MAP-G1.4 NPDES/SWPPP (cont.)                    INEFFECT

construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

E HEALTH DEPARTMENT

60.E HEALTH. 1                    MAP - EXISTING SEPTICS/WELLS                    INEFFECT

BECAUSE THIS MAP HAS EXISTING SEPTIC TANKS AND WATER WELLS THEY WILL EACH NEED TO BE PROPERLY ABANDONED. THE WATER WELLS SHALL BE ABANDONED UNDER A DEH PERMIT. CONTACT JIM GILLIS AT 909.955.8980 FOR DETAILS. CONTACT BUILDING AND SAFETY FOR THE SEPTIC TANK ABANDONMENT PER UPC CODES.

EPD DEPARTMENT

60.EPD. 1                    EPD - 30 DAY BURROWING OWL SUR                    INEFFECT

Pursuant to Objective 6 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 County Biologist. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided. However, when the Burrowing Owl is present, active relocation outside of the nesting season (March 1 through August 15) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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FLOOD RI DEPARTMENT

60.FLOOD RI. 2                    MAP SUBMIT PLANS                    INEFFECT

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. 3                    MAP EROS CNTRL AFTER RGH GRAD                    INEFFECT

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

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

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

60.FLOOD RI. 5                    MAP ENCROACHMENT PERMIT REQ                    INEFFECT

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 6                    MAP PHASING                    INEFFECT

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

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60.FLOOD RI. 7                    MAP ADP FEES                    INEFFECT

Tract 31667 is located within the limits of the Murrieta Creek/Wildomar Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

60.FLOOD RI. 8                    MAP BMP - FILTRATION                    INEFFECT

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration basin BMP's can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

60.FLOOD RI. 9                    MAP SUBMIT CLOMR                    INEFFECT

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of grading permits for lots within the Zone A FEMA floodplain.

PARKS DEPARTMENT

60.PARKS. 1                    MAP - BROWN HOUSE                    INEFFECT

Prior to the issuance of any grading permits, the applicant shall photo document the Brown House. The HABS/HAER documentation shall be conducted as per the letter from Thomas Leslie Corporation to Mr. Won S. Yoo dated March 3, 2005.

60.PARKS. 2                    MAP - TANK HOUSE PLAN                    INEFFECT

Prior to the issuance of any grading permits, the applicant shall submit for review and approval to the Riverside County Regional Park and Open-Space District a restoration,

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60.PARKS. 2                      MAP - TANK HOUSE PLAN (cont.)                      INEFFECT

moving, and preservation plan for the tank house located on the Brown property. The tank house shall remain in place, be moved to one of the parks located within this project, or shall be moved to one of the Wildomar parks. The location of the tank house will be subject to the approval of the District. All costs for the moving, restoration, and preservation of the tank house shall be born by the applicant.

60.PARKS. 3                      MAP - BROWN COMPLEX                      INEFFECT

Prior to the issuance of any grading permits, the remainder of the Brown House complex, excluding the Brown House which is covered in a separate condition, shall be photo documented at a minimal level. This documentation shall include a measured site plan of all the buildings, including the location of all the buildings that are currently in a state of demolition due to neglect, vandalism, or theft. The plan for this documentation shall be submitted to the District for review and approval prior to it being carried out.

PLANNING DEPARTMENT

60.PLANNING. 2                      MAP - COMMUNITY TRAIL ESMNT                      INEFFECT

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot number[s] 84-95, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the General Plan.

60.PLANNING. 16                      MAP- SKR FEE CONDITION                      INEFFECT

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 35.2 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently

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60.PLANNING. 16            MAP- SKR FEE CONDITION (cont.)            INEFFECT

revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17            MAP - FEE BALANCE            INEFFECT

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 18            MAP - GRADING PLAN REVIEW            INEFFECT

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 23            MAP/USE - NESTING BIRD SURVEY            INEFFECT

To comply with the Federal Migratory Bird Treaty Act, any vegetation or tree removal, or grading occurring between February 1 to August 15 shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to grading. The project site shall be surveyed for nesting birds. The results shall be reports to the Planning Department. If there are no nests present, this condition will be cleared. If nests are found, exclusionary fencing should be placed 200 feet around the nests for non-raptors and 500 feet for raptors, until the birds have permanently left the nest.

60.PLANNING. 24            USE - IF HUMAN REMAINS FOUND            INEFFECT

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a

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60.PLANNING. 24 USE - IF HUMAN REMAINS FOUND (cont.) INEFFECT

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. 25 MAP - REQUIRED APPLICATIONS INEFFECT

No grading permits shall be issued until Change of Zone No. 06850 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 26 MAP - BROWN HOUSE RELOCATION INEFFECT

The Brown House and Tank House shall be made available by the developer or successor in interest until August 1, 2006, for any outside responsible party to relocate both structures to an off-site location. If an outside party relocates both structures, such party shall submit to the Planning Department all documentation showing evidence of ownership and responsibility of the structures. If such relocation occurs, the developer or successor in interest of the TENTATIVE TRACT MAP will no longer be obligated to restore the Tank House, but shall comply with all of the Parks conditions and submit a plot plan for review and approval for a replica Tank House structure to be located within the designated park area on the TENTATIVE TRACT MAP.

(IF CONDITION OF APPROVAL 20.PLANNING.3 IS MET, THEN THIS CONDITION IS CONSIDERED TO BE MET.)

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BS GRADE DEPARTMENT

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

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

FIRE DEPARTMENT

80.FIRE. 1                    MAP-#50C-TRACT WATER VERIFICA                    INEFFECT

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be at the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2                    MAP SUBMIT PLANS                    INEFFECT

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                    MAP ADP FEES                    INEFFECT

Tract 31667 is located within the limits of the Murrieta Creek/Wildomar Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the

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80.FLOOD RI. 3                      MAP ADP FEES (cont.)                      INEFFECT

drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PARKS DEPARTMENT

80.PARKS. 1                      MAP - BROWN HISTORY                      INEFFECT

Prior to the issuance of any building permits, the applicant shall produce a written history of the Brown family. This history shall be written by a historian from the County's approved list or by a historian that meets the Secretary of the Interior's Standards and Guidelines and Professional Qualifications. The family history shall include all pertinent information on the Brown family and the significance of the Browns to the Wildomar area and Riverside County. The history shall describe the significance of the farm. It shall include a brief history of the Wildomar area as needed. This family history shall be subject to review and approval by the Riverside County Regional Parks and Open-Space District. This report shall be bound and given to the District, local libraries, and local historical societies.

PLANNING DEPARTMENT

80.PLANNING. 1                      MAP - ROOF MOUNTED EQUIPMENT                      INEFFECT

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2                      MAP - FRONT YARD LANDSCAPING                      INEFFECT

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

80.PLANNING. 3                      MAP - UNDERGROUND UTILITIES                      INEFFECT

All utility extensions within a lot shall be placed underground.

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80.PLANNING. 9 MAP - CONFORM FINAL SITE PLAN INEFFECT

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 14 MAP- SCHOOL MITIGATION INEFFECT

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

80.PLANNING. 15 MAP - SUBMIT BUILDING PLANS INEFFECT

The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

80.PLANNING. 16 MAP - FEE BALANCE INEFFECT

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 22 MAP- ENTRY MONUMENT PLOT PLAN INEFFECT

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is

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80.PLANNING. 22                    MAP- ENTRY MONUMENT PLOT PLAN (cont.)                    INEFFECT

planned, the location of lights, their intended direction, and proposed power shall be indicated.

3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 23                    MAP - MODEL HOME COMPLEX                    INEFFECT

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

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaantent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards.

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80.PLANNING. 23            MAP - MODEL HOME COMPLEX (cont.)            INEFFECT

All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES:

The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 24            MAP - BUILDING SEPARATION 2            INEFFECT

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 26            USE- REQD APPLICATIONS (2)            INEFFECT

No building permits shall be issued until Change of Zone No. 06850 has been approved and adopted by the Board of Supervisors and has 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. 27            MAP - FINAL SITE OF DEVELOPMNT            INEFFECT

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

A. The plot plan shall contain the following elements:

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80.PLANNING. 27

MAP - FINAL SITE OF DEVELOPMNT (cont.)

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1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, fencing, entry monuments (location and elevation), mechanical equipment, and the house floor plan and elevation assignments on individual lots.

2. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers where possible (trade names also acceptable).

3. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations.

4. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible.

B. Model home complex plot plans shall not be approved without Final Site Plan approval. The submittal and approval of plot plans may be phased provided:

1. A subdivision phasing plan has been approved.

2. A separate plot plan shall be submitted to the Planning Department for each approved tract phase along with the current fee.

3. Each individual plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.  
the bottom of foundation footings are set in compliance with the approved flood plan.

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80.PLANNING. 27 MAP - FINAL SITE OF DEVELOPMNT (cont.) (cont.INEFFECT

C. Subdivision development shall conform to the approved plot plan and shall conform to the design guidelines and requirements found in the COUNTYWIDE DESIGN GUIDELNES.

80.PLANNING. 28 MAP- WALLS/FENCING PLANS INEFFECT

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

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

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

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

D. A minimum 6-foot high decorative combination block wall, with a maximum 3 foot high solid block wall with 3 feet of tubular steel fencing shall be constructed along the side lot lines of Lot 1 and 108 along McVicar Street, the rear lot lines of Lots 95-99 along McVicar Street and along the rear lot lines of Lots 84-95 along Grand Avenue. If sound attenuation is still needed, the wall shall be constructed on a berm at an additional height to meet the requiremnt. Landscape areas in front of the wall shall be planted with trees and shrubs to adequately provide visual screening. Adjustments to trails, sidewalks and parkway landscaping will be made at the time of Landscape and Irrigation Plan submittal.

E. A minimum 6-foot high combination block wall, with a

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80.PLANNING. 28 MAP- WALLS/FENCING PLANS (cont.) INEFFECT

maximum 3 foot high solid block wall with 3 feet of tubular steel fencing, shall be constructed along the rear lot lines of Lots 1-17. Gates shall be provided along these walls to allow park area access for the future residents of Lots 32-46.

F. Front yard return walls and walls along street side yards of corner lots shall be constructed or masonry (slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

G. A two-rail split rail fence shall be constructed along southern boundary of the trail easement along Grand Avenue. It shall be constructed of PVC and painted to match the split rail fence of TR28516 to the west.

80.PLANNING. 29 MAP- LANDSCAPE PLANS INEFFECT

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval. This proposal is located within the [Valley-Wide Recreation and Park District][Jurupa Community Services District]. Prior to lanscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the District has approved said plans.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area

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80.PLANNING. 29 MAP- LANDSCAPE PLANS (cont.)

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and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

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

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

3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

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

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

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

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3                      MAP - GARAGE DOORS                      INEFFECT

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2                      MAP BMP - EDUCATION                      INEFFECT

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2                    MAP BMP - EDUCATION (cont.)                    INEFFECT

orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3                    MAP SUBMIT LOMR                    INEFFECT

A letter of Map Revision shall be obtained from FEMA for all lots impacted by a FEMA floodplain prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1                    MAP- BLOCK WALL ANTIGRAFFITI                    INEFFECT

The land divider/permit holder shall construct a six (6) feet high decorative block wall along the Grand Avenue and Mc Vicar Street. Pilasters shall be provided at each lot's property line. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 5                    MAP - LANDSCAPING COMPLIANCE                    INEFFECT

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

90.PLANNING. 6                    MAP- QUIMBY FEES (2)                    INEFFECT

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6                    MAP- QUIMBY FEES (2) (cont.)                    INEFFECT

park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Riverside County Regional Park and Open Space District.

90.PLANNING. 7                    MAP - CONCRETE DRIVEWAYS                    INEFFECT

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

90.PLANNING. 8                    MAP - FENCING COMPLIANCE                    INEFFECT

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 13                    MAP- SKR FEE CONDITION                    INEFFECT

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 36.6 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 15                    MAP - ORD NO. 659 (DIF)                    INEFFECT

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15            MAP - ORD NO. 659 (DIF) (cont.)            INEFFECT

appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division.

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

90.PLANNING. 16            MAP- ROLL-UP GARAGE DOORS            INEFFECT

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 2                MAP - TS/INSTALLATION                INEFFECT

The project proponent shall be responsible for the construction and installation of traffic signals at the following location:

- McVicar Street/Palomar Street

with no credit given for Traffic Signal Mitigation Fees, or as approved by Transportation.

90.TRANS. 3                MAP - 80% COMPLETION                INEFFECT

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

MAP - 80% COMPLETION (cont.)

INEFFECT

according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 4

MAP - STREET LIGHTS INSTALL

INEFFECT

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4                      MAP - STREET LIGHTS INSTALL (cont.)                      INEFFECT

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 5                      MAP - WRCOG TUMF                      INEFFECT

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 6                      MAP - STREET SWEEPING                      INEFFECT

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1                      MAP - TANK HOUSE RESTORATION                      INEFFECT

Prior to the issuance of the 76th building permit, the restoration of the tank house shall occur, in full. At the location of the restoration the applicant shall install monumentation describing the narrative of the Brown family, site plan of the Brown Farm, and the function of the tank house. The monumentation shall be as approved by the Riverside County Regional Park and Open-Space District, but in any case shall be separate and shall be maintained in perpetuity by the same entity that is maintaining the surrounding park.

PLANNING DEPARTMENT

100.PLANNING. 1                      MAP - Park Plans required                      INEFFECT

PRIOR TO THE ISSUANCE OF THE 38th building permit within the Tentative Tract Map, detailed park plans shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the Countywide Design Guidelines and Zoning Standards. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 1            MAP - Park Plans required (cont.)            INEFFECT

placement of recreational facilities and documentation  
evidencing a permanent maintenance mechanism for the park  
and its facilities.

The park area shall include the entire area indicated as  
"Open Space" on the tentative map.

100.PLANNING. 2            MAP - Park Construction            INEFFECT

PRIOR TO THE ISSUANCE OF THE 76th building permit within  
the TENTATIVE TRACT MAP, all park and open space areas  
shall be constructed, landscaped and fully operable.

# **ATTACHMENT B**

**County Approved MND (EA No. 39184)  
for TM No. 31667**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 39184  
**Project Case Type (s) and Number(s):** Tentative Tract Map No. 31667, Change of Zone No. 06850  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street, 9<sup>th</sup> Floor, Riverside, CA 92502  
**Contact Person:** Mark Staples, Project Planner  
**Telephone Number:** (951) 955-5132  
**Applicant's Name:** Trans-Pacific Consultants, Inc.  
**Applicant's Address:** 27431 Enterprise Circle West, Temecula, CA 92590

### I. PROJECT INFORMATION

#### A. Project Description:

#### B.

**Tentative Tract Map No. 31667** is a Schedule A subdivision that proposes to subdivide two lots totaling 35.2 acres into 108 single family residential lots, 2 open space lots, and a park site.

**Change of Zone No. 06850** proposes a change from Rural Residential (R-R) to Single Family Residential (R-1) to allow a minimum lot size of 7,200 square feet, and Open Area Combining Zone (R-5).

The project site is located on the northwest corner of Grand Avenue and McVicar Street.

**C. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**D. Total Project Area:** 35.2 acres

<b>Residential Acres:</b> 35.2	<b>Lots:</b> 108	<b>Units:</b>	<b>Projected Number of Residents:</b> 280
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**E. Assessor's Parcel No(s):** 380-060-007, 380-060-008

**F. Street References:** The project site is located on the northwest corner of Grand Avenue and McVicar Street

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

**H. Brief description of the existing environmental setting of the project site and its surroundings:** The project site contains a potentially historic house with 2 metal barns, a water tank, and three smaller service building which all served as elements of a grazing farm, but is now just used as residential structures or storage. There is existing large lot single family residential to the west, east and south. The Wildomar Flood Control Channel runs along the northern property line.

**II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING**

**A. General Plan Designation(s):** Medium Density Residential

**B. Land Use Planning Area Information**

1. Subarea, if any: N/A

2. Policy Area, if any: N/A

**C. Area Plan Land Use Allocation Map Information**

1. Area Plan, if any: Elsinore

2. Area Plan Land Use Designation, if any: Medium Density Residential

**D. Adopted Specific Plan Information**

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

**E. Existing Zoning:** Rural Residential

**F. Proposed Zoning, if any:** Single Family Residential

**G. Adjacent and Surrounding Zoning:** Rural Residential to the north, east, and south, and Single Family Residential 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.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards & Hazardous Materials	<input checked="" type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Hydrology/Water Quality	<input checked="" type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use/Planning	<input checked="" type="checkbox"/> Transportation/Traffic
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Utilities/Service Systems
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Geology/Soils	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Mandatory Findings of Significance

**IV. DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION**

will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

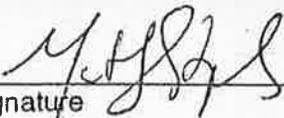
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

August 9, 2005

Date

Mark Staples, Project Planner  
Printed Name

For Robert C. Johnson, Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Integrated Plan, Figure C-9 "Scenic Highways", Elsinore Area Plan, Figure 9 "Scenic Corridors".

Findings of Fact: The project site is not located within or adjacent to a Scenic Highway. Additionally, the site does not contain scenic resources or unique features such as mature trees or rock outcroppings.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

Source: GIS database, Ord. No. 655

Findings of Fact: The project is located approximately 28.23 miles from the Mt. Palomar Observatory, and is therefore subject to Riverside County Ordinance No. 655, Zone B lighting standards. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays, which have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the incorporation of project lighting requirements of Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant level.

Mitigation: All project lighting shall comply with the requirements within Riverside County Ordinance No. 655. The Building and Safety Department will review lighting plans to verify conformance with Ordinance No. 655. (Condition of Approval 50.PLANNING.20)

Monitoring: Monitoring shall be provided by the Building and Safety Department during the permit review process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. Other Lighting Issues</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Site Visit, Project Description

Findings of Fact: The project would not create substantial light and glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. The proposed project will provide a single-family residential development. The project site is in immediate proximity of other existing and planned similar uses.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source RCIP Figure OS-17 "Agricultural Resources," GIS database and Project Materials, "Phase I: Environmental Site Assessment" by Kent Norton, REA, dated August 18, 2003

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project site is designated as Prime Farmland and Farmland of Statewide Importance, but is not currently under a Williamson Act contract. A "Phase I: Environmental Site Assessment" was prepared by Kent Norton, REA, stated that the site was historically used for low intensity agricultural uses such as grazing. However, the current state of the property showed that the property had not been actively used for grazing for some time. The existing barns and other support buildings were being used for equipment and vehicle storage with no evidence of agricultural activity.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

AIR QUALITY Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source:** SCAQMD CEQA Air Quality Handbook Table 6-2

**Findings of Fact:** Residential developments, such as the proposed project, primarily impact air quality almost exclusively through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to individually violate clean air standards. It is typically the cumulative effect of hundreds of such developments that causes the small incremental contribution from any one development to become cumulatively significant.

The SCAQMD CEQA Air Quality Handbook establishes a single family residential project of 166 units as the threshold of significance from an air quality standpoint (Table 6-3). The proposed project, of 108 lots, falls below this threshold. In addition, a residential project such as that proposed is not identified as emitting toxic air pollutants or odors and does not cause changes in area climate. No long-term impacts can occur and no mitigation is required for long-term impacts; however, construction activities associated with the proposed project may result in short term air pollutant emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of the proposed project is not anticipated to emit objectionable odors in the project vicinity that would affect a substantial number of people. Grading and construction activities for the proposed project would involve activities and the use of equipment typical of residential development. The emission of objectionable odors is not anticipated during construction and the ongoing uses of the proposed project.

**Mitigation:** In order to avoid potential impacts related to short-term air quality during the construction phase, the project shall comply with the following conditions of approval: 10.BS GRADE.4

**Monitoring:** Monitoring shall be provided by the Planning Department and Building and Safety Department.

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: MSHCP, Review by County Biologist, and a habitat assessment by Thomas Leslie Corporation dated December 8, 2003.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** This project is not located within an MSHCP criteria cell and is not subject to the Riverside County HANS process. However, the site is located within the Stephens' Kangaroo Rat (SKR) Mitigation Fee Area as designated by the Riverside County Habitat Conservation Agency.

A field survey for Burrowing owls was conducted on December 8, 2003. Burrowing owls were not observed, nor were critical habitat features discovered such as rodent or other burrows, molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance. The habitat assessment identified that the project site was a vacant field of moderate to dense growth of low "weedy" vegetation such as Dove Weed, Short-pod Mustard, and Vinegar Weed. None of these plants support burrowing owl habitat.

The Riverside County Environmental Programs Department has conditioned the project to comply with the Federal Migratory Bird Treaty Act, any vegetation or tree removal, or grading occurring between February 1 to August 15 shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to grading.

**Mitigation:** Potential adverse impacts to wildlife and vegetation resources shall be mitigation through the payment of the SKR Mitigation Fee (Condition of Approval 60.PLANNING.16), payment of the open space mitigation fee that serves to fund the MSHCP (Condition of Approval 90.PLANNING.15), and compliance with the Federal Migratory Bird Treaty Act (Condition of Approval 60.PLANNING.23)

**Monitoring:** Monitoring will occur during the Building and Safety permit process.

**CULTURAL RESOURCES Would the project**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. Historic Resources</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source:** Site visit, Project Application Materials and "A Cultural Resources Assessment" prepared by Robert S. White and Laurie S. White, April 14, 2004; Letter from Marc Brewer to Trans-Pacific Consultants, Inc. dated April 27, 2005

**Findings of Fact:** The results of the records search and the field study were completely negative for prehistoric resources.

The field study resulted in the identification of a ranch complex (Rudolph Brown Ranch) within the study area that is over 50 years of age, which included a Ranch House, a Tank House, two corrugated Steel Barns, and three smaller service buildings. The primary building, the Ranch House, comprises the Rudolph J. Brown residence, which was evaluated for the California Register of Historical Resources (CRHR) by Dr. David Van horn (Architectural Historian). None of the buildings qualify as eligible for the CRHR under Criteria (A) or (C) because it is not associated with any historical event nor are any of the buildings architecturally unique. However, in consideration of Criterion B, it may be observed that the Brown family were pioneering farmers and ranchers of the area and they are recognized as a locally prominent family. The Brown ranch complex appears eligible for the CRHR at the local level under Criterion B and merits special consideration in planning.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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It is recommended that prior to demolition, each building or structure be thoroughly photographed. Demolition of the buildings and subsequent grading of the building locations should be monitored by a qualified archaeologist. In the event that buried deposits of historical material are unearthed, all work in that area should be halted until a qualified archaeologist can evaluate the nature and significance of the find.

Mark Brewer, Park Planner for the Riverside County Regional Park and Open-Space District, determined that the following mitigation measures were appropriate for the complex given its historic significance and current condition:

1. The [Ranch] House shall be photo documented.
2. The Tank House shall be retained and possibly moved to an alternate location.
3. Remainder of Site should be Photo Documented at a minimal level with only a measured site plan required.
4. Due to historic significance of important person, a family history shall be written and available to the public.

Mitigation: Historic resources mitigation shall be accomplished through the Park's Conditions of Approval 60.PARKS.1, 60.PARKS.2, 60.PARKS.3, 80.PARKS.1, and 60.PLANNING.24

Monitoring: Monitoring shall be provided by the Park's Department

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

Source: Site visit, Project Application Materials and "A Cultural Resources Assessment" prepared by Robert S. White and Laurie S. White, April 14, 2004; Letter from Marc Brewer to Trans-Pacific Consultants, Inc. dated April 27, 2005

Findings of Fact: The results of the records search and the field study were completely negative for prehistoric resources.

The field study resulted in the identification of a ranch complex (Rudolph Brown Ranch) within the study area that is over 50 years of age. The primary building comprises the Rudolph J. Brown residence, which was evaluated for the California Register of Historical Resources (CRHR) by Dr. David Van Horn (Architectural Historian). None of the buildings qualify as eligible for the CRHR under Criteria (A) or (C) because it is not associated with any historical event nor are any of the buildings architecturally unique. However, in consideration of Criterion B, it may be observed that the Brown family were pioneering farmers and ranchers of the area and they are recognized as a locally prominent family. The Brown ranch complex appears eligible for the CRHR at the local level under Criterion B and merits special consideration in planning. It is recommended that prior to demolition,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Historic resources mitigation shall be accomplished through the Park's Conditions of Approval 60.PARKS.1, 60.PARKS.2, 60.PARKS.3, 80.PARKS.1, and 60.PLANNING.24

Monitoring: Monitoring shall be provided by the Park's Department

**9. Paleontological Resources**

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

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The project site is not identified as being located in a paleontological sensitive area. No paleontological resources are indicated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS**

**Definitions for Land Use Suitability Ratings**

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

NA - Not Applicable

S - Generally Suitable

PS - Provisionally Suitable

U - Generally Unsuitable

R - Restricted

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

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

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A-P Zones	NA <input checked="" type="checkbox"/>	PS <input type="checkbox"/>	U <input type="checkbox"/>	R <input type="checkbox"/>
CFH Zones	NA <input checked="" type="checkbox"/>	PS <input type="checkbox"/>	U <input type="checkbox"/>	R <input type="checkbox"/>

Source: RCIP Elsinore Area Plan Figure 12 "Seismic Hazards", GIS Database, and Project Review

Findings of Fact: A number of seismic and related hazards are present in the Elsinore planning area. The most significant seismic hazard is the Elsinore fault, which runs north south through the center of the area. However, the project site is not located within a fault zone.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seismic-related ground failure, including liquefaction?				
NA <input type="checkbox"/> S <input checked="" type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R <input type="checkbox"/>				

Source: RCIP Figure S-3 "Generalized Liquefaction", GIS Database, County Geological Report No. 1278 by SID Geotechnical, Inc., dated August 25, 2003

Findings of Fact: According to figure S-3 of the RCIP and the GIS Database, the project site is located within a low to moderate liquefaction area. The field investigation for County Geological Report No. 1278 did not find any groundwater. It should be noted that further geotechnical review will be required for proposed grading and foundations prior to issuance of grading permits.

Mitigation: The project shall comply with the recommendations made based on County Geologic Report No. 1278 (Condition of Approval 10.PLANNING.16).

Monitoring: Monitoring shall be provided by the Building and Safety Department.

12. Ground-shaking Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strong seismic ground shaking?				
NA <input type="checkbox"/> S <input checked="" type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R <input type="checkbox"/>				

Source: Uniform Building Code

Findings of Fact: The County Department of Building and Safety requires construction to conform to the Uniform Building Code. Upon compliance with Riverside County requirements related to geotechnical and soil reports, the potential impact of the proposed project due to ground shaking will be reduced to a less than significant level.

Mitigation: The applicant shall submit a soils report for review and approval prior to any grading activity. All construction shall comply with the Uniform Building Code (Conditions of Approval 10.BS GRADE.2 and 60.BS GRADE.4).

Monitoring: Monitoring shall be provided through the Building and Safety permit process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**13. Landslide Risk**

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

NA  S  PS  U  R

Source: On-site Inspection, RCIP Figure S-4 "Earthquake-Induced Slope Instability"

Findings of Fact: Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse, or rock fall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Ground Subsidence**

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

Source: Resolution No. 94-125, RCIP

Findings of Fact: The project site is not located in an area subject to unstable geologic units or soil, including ground subsidence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Other Geologic Hazards**

Such as seiche, mudflow or volcanic hazard?

Source: Site visit, Project Application

Findings of Fact: The project site is not located in an area subject to seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Would the project:

**16. Slopes**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?				
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800 Scale Slope Maps and Ordinance No. 457

Findings of Fact: The proposed project will change the topography of the project site. Compliance with riverside County Ordinance No. 457 will reduce the potential impacts due to changes in topography and cut and fill slopes as a result of the proposed project to a less than significant level.

The proposed project does not require the use of any septic systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>17. Soils</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: The development of the project site may have the potential to result in soil erosion during grading and construction. In addition, the site is largely covered with soils generally exhibiting low to moderate expansiveness. With submittal of a grading plan, Storm Water Pollution Prevention Plan (SWPPP), and incorporating the following mitigation measures, potential impacts to soil will be reduced to a less than significant level.

Mitigation: The project shall submit a soils report, comply with NPDES, and develop and implement a SWPPP per Conditions of Approval 60.BS GRADE.4 and 60.BS GRADE.13

Monitoring: Monitoring shall be provided through the Building and Safety Department permit process

<b>18. Erosion</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The proposed project may temporarily change deposition, siltation, or erosion on or off site. The following mitigation measures will reduce potential impacts related to erosion to less than significant levels.

**Mitigation:**

1. Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. (60.BS GRADE.3)
2. The project shall incorporate county grading standards, best management practices and a SWPPP to eliminate significant erosion hazards. (60.BS GRADE.13)

**Monitoring:** Monitoring shall be provided through the Building and Safety permit process.

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

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

**Source:** RCIP Figure S-8 "Wind Erosion Susceptibility Map", Ord. 460, Sec. 14.2 & Ord. 484

**Findings of Fact:** The project site is not located within a High or Very High wind erosion area.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the 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 create a significant hazard to the public or the environment?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP and Project Review

Findings of Fact: During construction there is a limited potential for accidental release of construction related products although not in sufficient quantity to pose a significant hazard to people and the environment. According to the RCIP, no sources of existing health hazards are known to exist on the project site or in the vicinity. In addition, the project site is not located on or near an identified hazardous waste site. Therefore, no potential exists to expose people to such sources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure S-19 "Airport Locations"

Findings of Fact: According to the RCIP, the project site is outside of the Airport-Influence Area for any public or private airports. Because of the project site's location in relation to existing airports within the area, implementation of the proposed project will not result in an inconsistency with an Airport Master Plan or require review by the Airport Land Use Commission. The project site is not located within an airport land use plan or within two mile of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area. The project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>22. Hazardous Fire Area</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure S-11 "Wildfire Susceptibility", Riverside GIS

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project is not located in a high fire area.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

**Source:** Riverside County Flood Control District Flood Hazard Report.

**Findings of Fact:** This is a proposal to subdivide 36.6 gross acres into residential lots and an open space lot in the Wildomar area. The site is located at the north corner of Grand Avenue and McVicar Street.

The northeast portion of the site lies within the 100-year Zone A floodplain limits for Wildomar Channel as delineated on Panel No. 060245 2710C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Additionally, a large portion of the site is within a Zone B floodplain which is shallow flooding from the hills to the southwest.

The applicant has submitted a floodplain/floodway study with the Master Drainage Plan flow rates for Wildomar Channel. The study has been reviewed and acceptable to the District in determining the floodway limits. The applicant proposes to encroach into the floodplain with residential lots up to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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floodway limits while also respecting projected streambank lines and grades from upstream development. The fill slope/bank protection shall be constructed to District standards including access. As this encroachment would raise the 100 year water surface in the channel, permission shall be obtained by the affected property owners on the opposite side of the channel. Two of the three affected property owners have submitted letters of permission. The developer is diligently pursuing the third permission. If this permission can not be obtained it will be necessary to redesign the project to eliminate the impact. The threshold of significance for this impact will be based on the judgement of the General Manager-Chief Engineer.

The tentative map designates the overbank area between the proposed bank protection and the District's existing undersized Wildomar Channel as a park site. If a viable public maintenance entity such as a parks district or equivalent is willing to accept maintenance responsibility for this amenity, the District has no objection to the proposal. A homeowners association would not be an acceptable maintenance entity. In any case the area between the stream bank and low-flow channel is critical to the function of the channel system and shall be dedicated to the public for flood control purposes.

The finished pad elevations shall be a minimum of 2 feet above the 100-year water surface or a minimum of 1 foot above the floodway elevation for Wildomar Channel, whichever is higher.

The applicant proposes a storm drain and inlets in Grand Avenue to collect the tributary storm flows from the hills the southwest. This storm drain would outlet to Wildomar Channel downstream of McVicar Street.

This site is located within the bounds of the Murrieta Creek/Wildomar Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$4,952 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.

Mitigation: The project shall comply with the Riverside County Flood Control District conditions of approval based on the project's Flood Hazard Report (Conditions of Approval 10.FLOOD RI.2, 10.FLOOD RI.3, 10.FLOOD RI.4, 10.FLOOD RI.5, 10.FLOOD RI.6, 10.FLOOD.7, 10.FLOOD.9, 10.FLOOD.10, 10.FLOOD.16, 10.FLOOD.17, 10.FLOOD.18, and 10.FLOOD.19).

Monitoring: Monitoring shall be provided by the Riverside County Flood Control District and the Building and Safety Department.

**24. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones", Figure S-10 "Dam Failure Inundation Zone". Riverside County Flood Control District Flood Hazard Report

**Findings of Fact:** This is a proposal to subdivide 36.6 gross acres into residential lots and an open space lot in the Wildomar area. The site is located at the north corner of Grand Avenue and McVicar Street.

The northeast portion of the site lies within the 100-year Zone A floodplain limits for Wildomar Channel as delineated on Panel No. 060245 2710C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Additionally, a large portion of the site is within a Zone B floodplain which is shallow flooding from the hills to the southwest.

The applicant has submitted a floodplain/floodway study with the Master Drainage Plan flow rates for Wildomar Channel. The study has been reviewed and acceptable to the District in determining the floodway limits. The applicant proposes to encroach into the floodplain with residential lots up to the floodway limits while also respecting projected streambank lines and grades from upstream development. The fill slope/bank protection shall be constructed to District standards including access. As this encroachment would raise the 100 year water surface in the channel, permission shall be obtained by the affected property owners on the opposite side of the channel. Two of the three affected property owners have submitted letters of permission. The developer is diligently pursuing the third permission. If this permission can not be obtained it will be necessary to redesign the project to eliminate the impact. The threshold of significance for this impact will be based on the judgement of the General Manager-Chief Engineer.

The tentative map designates the overbank area between the proposed bank protection and the District's existing undersized Wildomar Channel as a park site. If a viable public maintenance entity such as a parks district or equivalent is willing to accept maintenance responsibility for this amenity, the District has no objection to the proposal. A homeowners association would not be an acceptable maintenance entity. In any case the area between the stream bank and low-flow channel is critical to the function of the channel system and shall be dedicated to the public for flood control purposes.

The finished pad elevations shall be a minimum of 2 feet above the 100-year water surface or a minimum of 1 foot above the floodway elevation for Wildomar Channel, whichever is higher.

The applicant proposes a storm drain and inlets in Grand Avenue to collect the tributary storm flows from the hills the southwest. This storm drain would outlet to Wildomar Channel downstream of McVicar Street.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This site is located within the bounds of the Murrieta Creek/Wildomar Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$4,952 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.

**Mitigation:** The project shall comply with the Riverside County Flood Control District conditions of approval based on the project's Flood Hazard Report (Conditions of Approval 10.FLOOD RI.2, 10.FLOOD RI.3, 10.FLOOD RI.4, 10.FLOOD RI.5, 10.FLOOD RI.6, 10.FLOOD.7, 10.FLOOD.9, 10.FLOOD.10, 10.FLOOD.16, 10.FLOOD.17, 10.FLOOD.18, and 10.FLOOD.19).

**Monitoring:** Monitoring shall be provided by the Riverside County Flood Control District and the Building and Safety Department.

LAND USE/PLANNING Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>25. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** RCIP, GIS, Project Materials

**Findings of Fact:** The RCIP has properties north of Grand Avenue and west of McVicar Street designated as Medium Density Residential allow 2 to 5 dwelling units per acre. Properties to the east of McVicar Street and south south of Grand Avenue are either Low Density Residential or Estate Density Residential. The project site is located at the northwest corner of Grand Avenue and McVicar Street, with a Land Use designation of Medium Density Residential. The proposed project has a density of 3.07 units per acre, which is consistent with the existing land use designation.

The proposed project is not within a city sphere of influence. Therefore, the project will have no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>26. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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established community (including a low-income or minority community)?

Source: RCIP Land Use Element, Staff review, GIS

Findings of Fact: The RCIP has properties north of Grand Avenue and west of McVicar Street designated as Medium Density Residential allow 2 to 5 dwelling units per acre. Properties to the east of McVicar Street and south south of Grand Avenue are either Low Density Residential or Estate Density Residential. The project site is located at the northwest corner of Grand Avenue and McVicar Street, with a Land Use designation of Medium Density Residential. The proposed project has a density of 3.07 units per acre, which is consistent with the existing land use designation.

However, the existing zoning designation is Rural Residential, which allows a maximum density of 2 units per acre. The applicant is proposing a Change of Zone to Single Family Residential to allow minimum lot sizes of 7,200 square feet and maximize the density allowed by the Medium Density Residential Land Use designation. This is consistent with existing and planned surrounding land uses.

The intersection of Grand Avenue and McVicar Street serves as the transition between Medium Density, Low Density and Estate Density Residential uses.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**27. Mineral Resources**

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: RCIP Figure MS-5 "Mineral Resources Area"

Findings of Fact: No mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. No impacts are anticipated as a result of the implementation of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable      A - Generally Acceptable      B - Conditionally Acceptable  
 C - Generally Unacceptable      D - Land Use Discouraged

**28. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA     A     B     C     D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA     A     B     C     D

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

Findings of Fact: The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels; or within the vicinity of a private airstrip, that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**29. Railroad Noise**

NA     A     B     C     D

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2002 Edition, Site Visit

Findings of Fact: The project site is not located near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**30. Highway Noise**

NA     A     B     C     D

Source: Application materials, Site Visit, Project Exhibit

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project site is more than one mile west of Interstate 15. Therefore, there will be no impact from highway noise.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**31. Other Noise**

NA  A  B  C  D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Project description and materials

**Findings of Fact:** No other noise pollution sources are anticipated to impact the project site.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**32. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Project materials and description

**Findings of Fact:** The proposed project in itself will not create additional noise, but future single-family development will create unavoidable incremental noise. Grading and construction shall be restricted to daylight hours in order to reduce noise impacts in the evening. Construction equipment shall be required to be maintained in good working order and cannot be serviced or repaired at the site. The construction of single-family residences will result in an increase of noise levels, but these increased noise levels will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>33. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project description and materials, GIS

Findings of Fact: The proposed project will not have a significant impact related to population and housing in Riverside County. Future development of single-family homes will increase the number of available housing units and the population in the area. The proposed project will not displace substantial numbers of existing housing or displace substantial numbers of people. The proposed project will not create permanent employment opportunities. Therefore, it will not create a demand for additional housing. The proposed project will not affect County Redevelopment Area or cumulatively exceed official regional or local population projections.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<b>34. Fire Services</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP Safety Element, Ordinance No. 659, and Project Review

Findings of Fact: The proposed project will have an incremental increase in the potential need for fire services. Additionally, the proposed project shall be required to pay development impact fees established by Ordinance No. 659. Upon compliance with ordinance No. 659, the proposed project will have a less than significant impact on fire services.

Mitigation: Mitigation shall be payment of development impact fees (10.PLANNING.13).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring shall be provided through the Building and Safety permit process

**35. Sheriff Services**

Source: RCIP

Findings of Fact: The proposed project will have an incremental increase in the potential need for sheriff services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659, the proposed project will have a less than significant impact on sheriff services.

Mitigation: Mitigation shall be payment of development impact fees (10.PLANNING.13).

Monitoring: Monitoring shall be provided through the Building and Safety permit process

**36. Schools**

Source: Lake Elsinore Unified School District

Findings of Fact: The project site is located within the Lake Elsinore Unified School District. The implementation of the proposed subdivision will result in an increased number of students and need for additional classrooms and is expected to require an incremental increase in the need for educational services. This increase will be mitigated to a less than significant level by the payment of fees. With the incorporation of the recommended mitigation measures, the proposed project will not have a significant impact on schools.

Mitigation: The project shall pay school fees per Condition of Approval 80.PLANNING.14

Monitoring: Monitoring shall be provided through the Building and Safety permit process

**37. Libraries**

Source: RCIP and Project Review

Findings of Fact: The proposed subdivision will result in an incremental increased demand for library services. This increase will be mitigated to a less than significant level by the payment of fees. With the incorporation of the recommended mitigation measure, the project will not have a significant impact on library services.

Mitigation: Mitigation shall be payment of development impact fees (10.PLANNING.13).

Monitoring: Monitoring shall be provided through the Building and Safety permit process

**38. Health Services**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP and Project Review

Findings of Fact: The proposed subdivision will result in an incremental increased demand for health services. This increase will be mitigated to a less than significant level by the payment of fees. With the incorporation of the recommended mitigation measure, the project will not have a significant impact on health services.

Mitigation: Mitigation shall be payment of development impact fees (10.PLANNING.13).

Monitoring: Monitoring shall be provided through the Building and Safety permit process

**RECREATION**

**39. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review

Findings of Fact: The proposed project will be developing a park in the southern portion of the tract and will be landscaping the open space area at the northern portion of the project site adjacent to the Wildomar Channel. The applicant has agreed to maintain the parks through a HOA (Homeowner's Association). The proposed park shall conform to the following mitigation measures through the conditions of approval.

Mitigation: Construction of a park (Condition of Approval 100.PLANNING.1 and 100.PLANNING.2) and payment of Quimby fees (Condition of Approval 50.PLANNING.6)

Monitoring: Monitoring of the park plans shall be conducted by the Riverside County Planning Department.

**40. Recreational Trails**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project is providing a 10 foot wide trail easement along Grand Avenue. Maintenance for the trail shall be accomplished by forming or annexing to a maintenance district.

**Mitigation:** Mitigation for the creation and maintenance of a trail shall be through Conditions of Approval 10.PLANNING.5, 50.PLANNING.35, and 60.PLANNING.2.

**Monitoring:** Monitoring shall be provided by the Planning Department.

**TRANSPORTATION/TRAFFIC** Would the project

**41. Circulation**

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

b) Result in inadequate parking capacity?

c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

e) Alter waterborne, rail or air traffic?

f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

g) Cause an effect upon, or a need for new or altered maintenance of roads?

h) Cause an effect upon circulation during the project's construction?

i) Result in inadequate emergency access or access to nearby uses?

j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

**Source:** RCIP

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Central Street (EW) at:  
Grand Avenue (NS)

Project Access (EW) at:  
Grand Avenue (NS)

McVicar Street (EW) at:  
Palomar Street (NS)  
Project Access (NS)  
Grand Avenue (NS)

Palomar Street (NS) at:  
Clinton Keith Road (EW)

Clinton Keith Road/I-15 interchange currently operates at an unacceptable level of service. The County has determined that interim improvements will provide an acceptable Level of Service for near term condition. Long range impacts will be mitigated through ultimate improvements for which the project will fee.

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

Mitigation: The project has been conditioned for road improvements and improved signalization (Conditions of Approval 50.TRANS.3, 50.TRANS.4, 50.TRANS.5, 50.TRANS.6, 50.TRANS.29, 50.TRANS.30, 90.TRANS.2, and 90.TRANS.3.)

Monitoring: Monitoring shall be conducted by the Riverside County Transportation Department.

**42. Bike Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The project is providing a 10 foot wide trail easement along Grand Avenue that is accessible for bicycle travel. Maintenance for the trail shall be accomplished by forming or annexing to a maintenance district.

Mitigation: Mitigation for the creation and maintenance of a trail shall be through Conditions of Approval 10.PLANNING.5, 50.PLANNING.35, and 60.PLANNING.2.

Monitoring: Monitoring shall be provided by the Planning Department.

**UTILITY AND SERVICE SYSTEMS** Would the project

**43. Water**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact: The proposed project is located within the Elsinore Valley Municipal Water District (EVMWD) water services area. Service to the proposed project will be dependent upon the available capacity of the EVMWD systems at the time service agreements are made with the purveyor. The proposed residential development may have an impact upon water resources or availability. With the incorporation of the recommended mitigation measure, the proposed project will have a less than significant impact on utility and service systems related to water.

Mitigation: The developer shall obtain a "will serve" letter from EVMWD per Conditions of Approval 50.E HEALTH.1, 50.E HEALTH.2, 50.E HEALTH.3, 50.E HEALTH.4.

Monitoring: Monitoring will be done by the Riverside County Environmental Health and Building and Safety Departments.

**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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider which serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact: The proposed project is located within the Elsinore Valley Municipal Water District (EVMWD) sewer services area. Service to the proposed project will be dependent upon the available capacity of the EVMWD systems at the time service agreements are made with the purveyor. The proposed residential development may have an impact upon water resources or availability. With the incorporation of the recommended mitigation measure, the proposed project will have a less than significant impact on utility and service systems related to water.

Additionally, the property has existing septic tanks that must be abandoned.

Mitigation: The developer shall obtain a "will serve" letter from EVMWD per Conditions of Approval 50.E HEALTH.1, 50.E HEALTH.2, 50.E HEALTH.3, 50.E HEALTH.4, and 60.E HEALTH.1.

Monitoring: Monitoring will be done by the Riverside County Environmental Health and Building and Safety Departments.

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

Source: RCIP, Letter from Riverside County Waste Management

Findings of Fact: The proposed project will not impact solid waste disposal.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>46. Utilities</b>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP and Project Review

Findings of Fact: Southern California Edison will provide electricity to the site. There is adequate electrical generating capacity to serve the site and the proposed project would not require the expansion of existing facilities or the construction of new facilities, which would have a significant environmental effect. Southern California Gas will provide gas to the site. There is adequate natural gas and associated distribution facilities to serve the site and the proposed project would not require the expansion of existing facilities or the construction of new facilities, which would have a significant environmental effect. Verizon will provide telephone service to the site. There is adequate capacity at existing Verizon facilities to serve the site and the proposed project would not require the expansion of existing facilities or the construction of new facilities, which would have a significant environmental effect. The site has been designed to provide adequate storm water drainage. Development of the site is also tied to the provision of adequate regional storm water facilities. The impacts associated with the provision of these regional facilities will be fully mitigated through the Flood Control District. The proposed project has also been conditioned to provide streetlights. Streetlights will be installed within the road right-of-way and as a result will have a less than significant impact on the environment. Increased maintenance of public facilities or requirements for additional governmental services from the proposed project is expected to have a less than significant impact on the environment. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residential development will be designed to meet the energy conservation requirements within the State's Uniform Building Code and are not expected to conflict with any adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**OTHER**

47. Other:

Source: Staff review

Findings of Fact: N/A

Mitigation:

Monitoring:

**OTHER**

48. Other:

Source: Staff review

Findings of Fact: N/A

Mitigation:

Monitoring:

**OTHER**

49. Other:

Source: Staff review

Findings of Fact: N/A

Mitigation:

Monitoring:

**MANDATORY FINDINGS OF SIGNIFICANCE**

50. Does the project have the potential to substantially degrade the quality of the environment, substantially

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Application materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project application

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

52. 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable

53. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

Title:	Prepared by:	Date:
RCIP: Riverside County Integrated Project "Cultural Resources Assessment"	Jacobs Engineering Thomas Leslie Corporation	October 2003 April 14, 2004
Letter from Riverside County Parks to Trans-Pacific Consultants	Marc Brewer	April 27, 2005
Habitat Assessment for Burrowing Owl "Phase I: Environmental Site Assessment"	Thomas Leslie Corporation Kent Norton, REA	December 8, 2003 August 18, 2003
Geological Report No. 1278	SID Geotechnical, Inc.	August 25, 2003
Tentative Tract Map No. 31667, Amended No. 3	Trans-Pacific Consultants	October 25, 2004

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

Location:	Address:
Planning	County of Riverside Planning Department 4080 Lemon Street, 9 <sup>th</sup> Floor Riverside, CA 92502

# **ATTACHMENT C**

**Reduced copy of the County approved TM No. 31667**

# TENTATIVE TRACT MAP NO. 31667

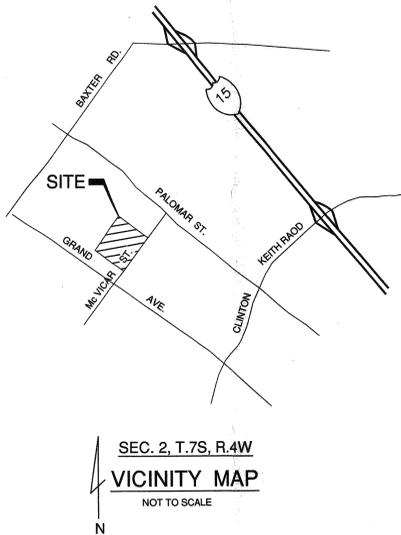
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

## AMENDMENT NO. 4

PM 68/27-31

PM 42/5

PM 38/58-59



### LEGAL DESCRIPTION

THE REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
MB 4174 S.D. CO. POR. BLOCK K  
PM 58/19 PARCEL MAP NO. 11748  
PM 64/96 PARCEL MAP NO. 12150  
SEC. 2, T. 7S., R. 4W

### PROJECT INFORMATION:

THOMAS BROS. COORDS: PAGE 927, C-1 and D-1  
PROPOSED USE: RESIDENTIAL (S.F.)  
EXISTING ZONING: RES. R-R  
PROPOSED ZONING: RES. R-1  
PROPOSED ADJACENT LAND USE: RESIDENTIAL EXISTING USE: VACANT  
TOTAL SINGLE FAMILY LOTS: 120  
TOTAL OPEN SPACE LOTS: 2  
TOTAL ACRES: 36.6 AC. GROSS  
DENSITY: 3.3 DU / AC.  
PROPOSED IMPROVEMENT: SCHEDULE "A"  
ASSESSMENT DISTRICT: N/A  
GENERAL PLAN DESIGNATION: SPECIFIC PLAN (NONE)  
SCHOOL DIST: HIGH SCHOOL

THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER

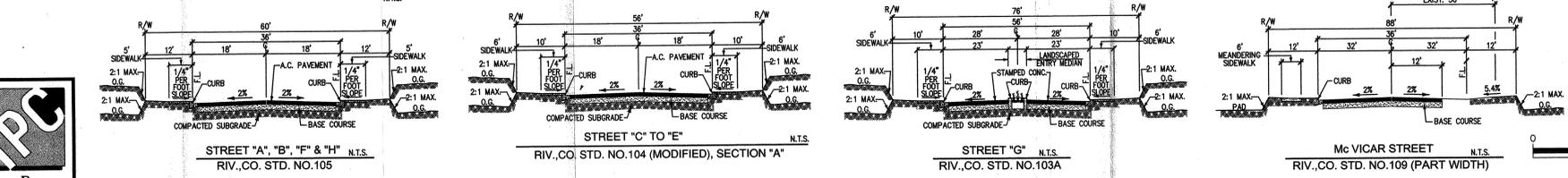
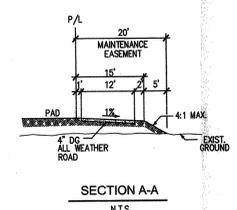
DATE PREPARED: MARCH 2, 2004

### LEGEND

- Tract Boundary
- - - Proposed Project Boundary
- 27 Proposed Lot Number
- (1496.4) Proposed Pad Elevation
- 6" W Proposed Water Line
- 8" S Proposed Sewer Line
- 36" SD Proposed Storm Drain Line
- 2:1 Proposed 2:1 Slope
- 1234 Existing Contour
- (1228.94) Existing Elevation
- - - Proposed Concrete V-Ditch
- 10" TRAIL EASEMENT
- (8" W) Existing Water Line
- (12" S) Existing Sewer Line
- - - Proposed Retaining Wall

### NPDES NOTE:

THE FINAL DESIGN WILL CONSIDER AND COMPLY WITH NPDES SUPPLEMENT "A".



- ### GENERAL NOTES:
1. AREA IS NOT WITHIN LIQUEFACTION POTENTIAL
  2. AREA IS NOT SUBJECT TO GEOLOGIC HAZARD.
  3. AREA IS NOT WITHIN A SPECIAL STUDIES ZONE.
  4. AREA IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
  5. NO KNOWN EXISTING WELLS IN THE PROPERTY.
  6. NO EXISTING/FROZEN SEPTIC SYSTEM.
  7. NO FLAMMABLE/COMBUSTIBLE LIQUID IN THE PROPERTY.
  8. NO IRRIGATION/LANDSCAPING PROPOSED ON THE PROPERTY.

### SOURCE OF TOPOGRAPHY

ARROWHEAD MAPPING CORP.  
431 MACKAY DRIVE  
SAN BERNARDINO, CA 92408  
Tel No. (909) 888-2420

### ASSESSOR PARCEL NUMBER

380-060-007  
380-060-008

### UTILITIES:

SEWER: E.V.M.W.D.  
WATER: E.V.M.W.D.  
GAS: SO. CAL. GAS  
ELECTRIC: SO. CAL. EDISON  
TELEPHONE: GENERAL TELEPHONE

### SOILS ENGINEER

SID GEOTECHNICAL  
7625 JURUPA AVE.  
SUITE 100  
RIVERSIDE, CA. 92504

### OWNER

PAUL C. EASTERBROOK  
ONE FLUOR DR. (D303)  
ALISO VIEJO CA. 92686  
PHONE: (403) 201-0177

### APPLICANT

EL CAPITAN INVESTMENTS, LLC  
2625 PRESIDIO LANE  
CORONA, CA. 92709  
PHONE: (909) 737-3252

### PREPARED BY:

TRANS-PACIFIC CONSULTANTS  
27451 ENTERPRISE CIRCLE WEST  
TEMECULA, CA. 92590  
PHONE: (909) 676-7000

### SITE ADDRESS:

22600 GRAND AVE., WILDOMAR, CA

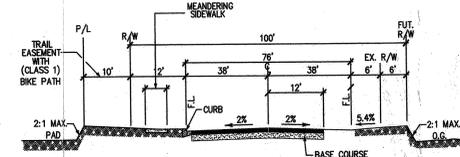
### LOT DATA

LOT NO.	NET AREA	LOT NO.	NET AREA	LOT NO.	NET AREA
1	9,485	49	8,834	97	6,946
2	8,840	50	9,286	98	9,005
3	8,840	51	7,494	99	11,793
4	8,840	52	7,680	100	12,541
5	9,106	53	7,207	101	8,488
6	9,396	54	7,593	102	9,288
7	9,188	55	8,045	103	9,014
8	8,647	56	11,910	104	9,495
9	8,488	57	11,318	105	9,951
10	8,483	58	8,286	106	10,444
11	8,470	59	7,758	107	9,797
12	8,073	60	8,533	108	10,581
13	8,908	61	8,963	109	10,581
14	9,489	62	7,304	110	10,581
15	8,778	63	7,813	111	10,581
16	10,324	64	7,576	112	10,581
17	12,157	65	9,229	113	10,581
18	10,078	66	12,602	114	10,581
19	7,479	67	9,978	115	10,581
20	7,256	68	10,791	116	10,581
21	7,312	69	8,094	117	10,581
22	7,342	70	8,430	118	10,581
23	7,251	71	8,314	119	10,581
24	7,558	72	8,958	120	10,581
25	8,118	73	7,416		
26	8,777	74	7,416		
27	9,629	75	7,416		
28	12,084	76	7,416		
29	8,869	77	7,416		
30	7,201	78	7,416		
31	7,233	79	7,416		
32	7,234	80	7,416		
33	7,235	81	7,416		
34	7,261	82	7,416		
35	9,684	83	9,021		
36	10,571	84	12,520		
37	8,806	85	12,805		
38	8,201	86	11,843		
39	7,888	87	12,428		
40	7,397	88	12,428		
41	7,552	89	12,081		
42	8,344	90	10,837		
43	8,978	91	11,073		
44	8,980	92	11,073		
45	8,342	93	10,983		
46	8,040	94	11,338		
47	7,907	95	12,758		
48	8,880	96	9,698		

AVERAGE LOT AREA: 9,105 S.F.

RECEIVED AND FILED  
NOV 15 2005  
BY BOARD OF SUPERVISORS

AMENDED NO. 1  
DATE 8/13/05



AUG 30 2005

DATE	NO.	REVISION
8/16/05	1	REVISE ROAD ALIGNMENTS IN STREET "A", "C" & "F" REVISE GRADES/ELEVATION REDUCE LOTS FROM 114 TO 108

