



**CITY OF WILDOMAR – PLANNING COMMISSION**  
**Agenda Item #2.2**  
**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. 32024 – Extension of Time (PA 15-0094):**

Planning Commission review and consideration of a 1-year extension of time for a Riverside County approved Tentative Tract Map (TTM No. 32024) requested by Pacific Cove Investments, LLC (Applicant) located on the east side of Monte Vista Drive just south of Canyon Drive (APN: 367-140-007 & 011).

**STAFF REPORT**

**RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2015-21**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A ONE-YEAR (1) EXTENSION OF TIME TO APRIL 4, 2017 FOR TENTATIVE TRACT MAP NO. 32024 (PLANNING APPLICATION NO. 15-0094), SUBJECT TO THE ORIGINAL CONDITIONS OF APPROVAL ADOPTED BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS ON APRIL 4, 2006, LOCATED ON THE EAST SIDE OF MONTE VISTA DRIVE JUST SOUTH OF CANYON DRIVE (APN: 367-140-007 & 011)

**DESCRIPTION / BACKGROUND:**

The Applicant (Pacific Cove Investments, LLC) is requesting a one-year (1) time extension for an approved Tentative Tract Map (TTM No. 32024). TTM No. 32024 was approved by Riverside County Board of Supervisors on April 4, 2006 to subdivide 35.2 acres into 70 single family residential lots, five (5) open space lots and one (1) commercial lot. The Board approval also included adoption of a Mitigated Negative Declaration (EA 39369) and a Change of Zone from R-R (Rural Residential) to R-1 (One-Family Dwelling), C-O (Commercial Office) and R-5 (Open Space-Combining Zone).

The subdivision is located on the east side of Monte Vista Drive just south of Canyon Drive (APN: 367-140-007 & 011). The vicinity map below illustrates the location of the project site and surrounding area.

### **Vicinity/Location Map**



### **DISCUSSION / ANALYSIS**

The approved tentative map was due to expire on April 4, 2009, 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. 32024 fell within the provisions of this Senate bill, the expiration date was automatically extended to April 4, 2010.

From July 2009 to July 2013, the State legislature passed three more bills (AB 333, AB 208 & AB 116) which resulted in six (6) years of additional automatic time extensions for tract maps. TTM No. 32024 also fell within the provisions of these three (3) bills; thus, the expiration date was extended to April 4, 2016.

Section 16.12.240.A of the Wildomar Municipal Code 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 November 10, 2015, the Applicant submitted a time extension application and paid the required fee. This date is well within the 30-day time frame required by the subdivision ordinance.

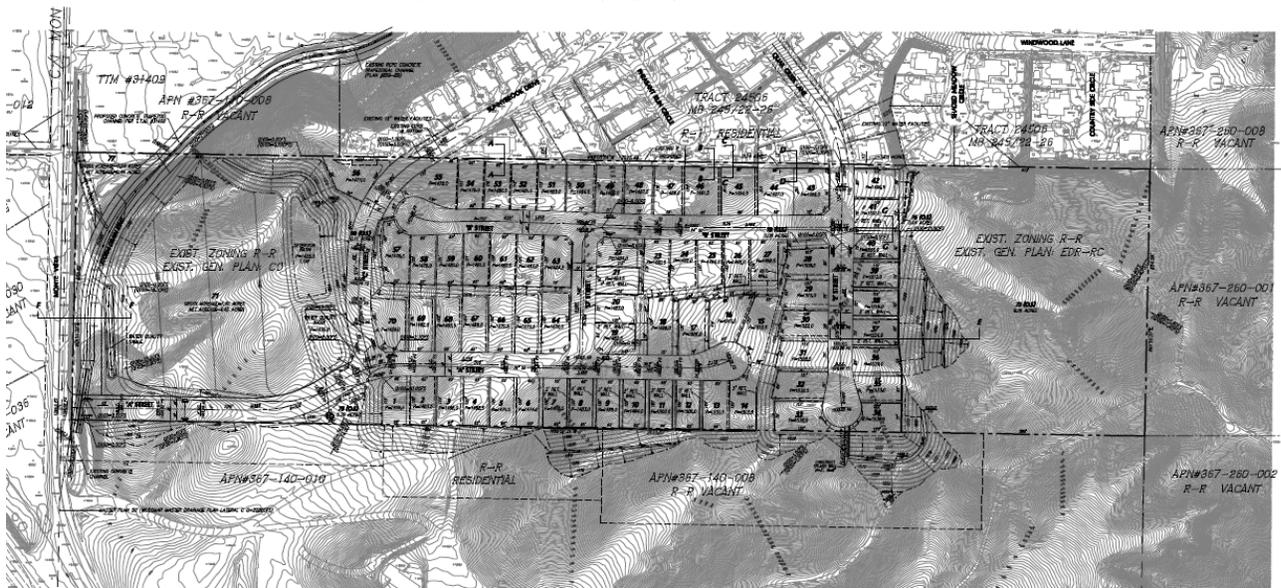
In reviewing the time extension request, the Planning and Engineering departments have determined that the approved tract map has not been modified from its original approval, nor has the Applicant requested any changes. Thus, a minor change approval is not needed with the time extension. A reduced copy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

### Approved Tract Map

## *TENTATIVE TRACT MAP NO. 32024*

COUNTY OF RIVERSIDE

BEING A PORTION OF SEC. 26, T6S, R4W, S.B.M.



The tract map still shows 70 single family residential lots, five (5) open space lots and one (1) commercial lot. The subdivision will maintain one access point from Monte Vista Drive to the residential portion of the map (Street A). Access to the commercial office pad will be taken from Street A. The large open space lot remains at the rear of the property, while the commercial lot remains fronting onto Monte Vista Drive.

Based on staff's review, the approved tentative tract map remains in compliance with the City's current development standards of the zoning and subdivision ordinances in terms of minimum lot size, lot depth and lot width. The existing R-1 zoning remains consistent with the general plan land use designation of Medium Density Residential (MDR, 2 – 5 units/acre) with a project density of 4.7 units/acre. The existing C-O zoning

remains consistent with the Business Park (BP) land use designation, which provides for employee intensive uses and corporate offices.

A copy of the adopted conditions of approval for TTM No. 32024 and a copy of the adopted Environmental Assessment (EA No. 39369) are provided for Commission consideration (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. 39369) was prepared, considered and adopted by the Riverside County Board of Supervisor's on April 4, 2006 as part of its approval of Tentative Tract Map No. 32024. The accompanying Change of Zone from R-R to R-1, C-O & R-5 was also approved by the Board on April 4, 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. 32024, the county identified nine (9) areas with potentially significant impacts. Of the impact categories identified, the conclusion in EA 39369 is that all impacts are fully mitigated by the adopted mitigation measures contained in EA 39369, the resulting Mitigated Negative Declaration, and the approved Tentative Tract Map's conditions of approval.

CEQA Guideline 15162 provides that once a mitigated negative declaration is adopted for a project, if 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. 32024, staff has determined upon detailed evaluation that none of the circumstances or situations listed in Section 15162(a) of the CEQA Guidelines is present to require a subsequent EIR as follows:

- 1) *No Substantial changes are proposed in the project:*

The Applicant is not proposing any technical or physical changes to TTM No. 32024 that will require major revisions of the previously adopted environmental document (EA 39369) because there are no new significant environmental effects, or a substantial increase in the severity of previously identified significant effects.

- 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 which will require major revisions of the previously adopted environmental document (EA 39369) due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects. It is important to note that the one-year extension of time request being considered for TTM No. 32024 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. Furthermore, the City has not been presented with any evidence that the environmental setting for the project has substantially changed since the map was first approved. Lastly, upon incorporation of the City of Wildomar, the City adopted the General Plan and Zoning Ordinance of Riverside County that were used to consider and approve Tentative Tract Map No. 32024. Since incorporation, the City has not made any amendments to the General Plan land use designations of Medium Density Residential (MDR) or Business Park (BP) that would affect the approved tentative tract map. Further, the City has not made any amendments to the R-1, C-O or R-5 zones that would affect the development standards applicable to the approved tract map.

3) *No New Information of Substantial Importance:*

Staff has not been presented with any 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 39369);
- (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 39369) that would substantially reduce one or more significant effects on the environment.

Based on the above, staff has determined that a subsequent EIR is not required for TTM No. 32024.

Further, while the Extension of Time, is a discretionary decision to be made by the Planning Commission, because there have been no changes in the project, no changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects, there is no need to prepare a subsequent MND or subsequent Negative Declaration or an Addendum pursuant to Title 14 Cal. Code Regs. Section 15162.

**EXTENSION OF TIME 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. 32024, staff recommends the Planning Commission hereby find as follows:

*Finding 1:* The proposed extension of time for TM No. 32024 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) and Business Park (BP). MDR 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 70 single family lots on 14.8 acres of the project site with a density of 4.72 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 approved tract map, and future residential development remains consistent with this policy as it will provide single family residential homeownership opportunities for Wildomar residents. As the commercial office site remains unchanged, it too remains consistent with the BP land use designation which provides for employee intensive uses and corporate offices. Considering these facts, the proposed request for a one-year time extension to April 4, 2017 for Tentative Tract Map No. 32024 continues to be consistent with the General Plan.

*Finding 2:* The proposed extension of time for TM No. 32024 is consistent with the City of Wildomar Zoning Ordinance.

*Evidence:* The residential zoning designation approved the Riverside County Board of Supervisors on April 4, 2006 is R-1 (One-Family Dwelling) which is 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 70 single family residential dwelling units with all lots still consistent with the R-1 development standards related to minimum lot area (7,200 square feet), lot depth (100 feet) and lot width (60 feet). In addition, the commercial office site remains consistent with the C-O zoning standards in terms of lot area. Lastly, the rear portion of the tract map (eastern portion) remains in compliance with the R-5 zone requirements and will be preserved with no development occurring on this acreage.

*Finding 3:* The proposed extension of time for TM No. 32024 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 development standards of the R-1 (One-Family Dwelling), C-O (Commercial Office) and R-5 zones. As there have been no amendments to the R-1 or C-O zones 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 20, 2015 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the Planning Commission hearing scheduled for the December 2, 2015 for the Extension of Time for Tentative Tract Map No. 32024. In addition, 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 Planning Commission hearing scheduled for the December 2, 2015 for the Extension of Time for Tentative Tract Map No. 32024. The same notice was also emailed on November 18, 2015 to the Elsinore Valley Municipal Water District (EVMWD) and the Lake Elsinore Unified School District LEUSD) in accordance with the City's Code.

Respectfully Submitted,  
Matthew C. Bassi  
Planning Director

Reviewed By,  
Erica L. Vega  
Assistant City Attorney

**ATTACHMENTS:**

- A. PC Resolution No. 2015-21  
    Exhibit 1 – County Approved Conditions TM 32024 (dated 4/4/06)
- B. County Approved Environmental Assessment (MND - EA No. 39369)
- C. County Approved TTM No. 32024 Exhibit (dated 4/4/06)

**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. 2015-21**

**PC RESOLUTION NO. 2015-21**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A MINOR CHANGE TO TENTATIVE TRACT MAP NO. 32024 (PLANNING APPLICATION NO. 15-0094) LOCATED ON THE EAST SIDE OF MONTE VISTA DRIVE JUST SOUTH OF CANYON DRIVE (APN: 367-140-007 & 011)**

**WHEREAS**, an application for a Minor Change to Tentative Tract Map No. 32024 (Planning Application No. 13-0120) has been filed by:

Applicant / Owner: Pacific Covers Investments, LLC  
Authorized Agent: Mr. Eric Lunde  
Project Location: East side of Monte Vista Drive/south of Canyon Drive  
APN Number: 367-140-007 & 367-140-011; and

**WHEREAS**, the County of Riverside Board of Supervisors approved Tentative Tract Map No. 32024 on April 4, 2006, and in connection with said approval, also adopted a Mitigated Negative Declaration (EA No. 39369); and

**WHEREAS**, Tentative Tract Map No. 32024 was approved by the Riverside county Board of Supervisors to subdivide 39.5 acres into 70 single family residential lots and one (1) commercial office lot, including one (1) detention basin; and

**WHEREAS**, Tentative Tract Map No. 32024 was automatically extended by SB 1185, AB 333, AB 208 & AB 116, which resulted in a new expiration date of April 4, 2016 for the map.

**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 a public hearing to be held on December 2, 2015 for the minor change to Tentative Tract Map No. 32024 proposed by Pacific Covers Investments, LLC; 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 a public hearing to be held on December 2, 2015 for the minor change to Tentative Tract Map No. 32024 proposed by Pacific Covers Investments, LLC; 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 a public hearing to be held on December 2, 2015 for the minor change to Tentative Tract Map No. 32024 proposed by Pacific Covers Investments, LLC; 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 minor change to Tentative Tract Map No. 32024 proposed by Pacific Covers Investments, LLC, and at which time the Planning Commission received public testimony concerning the proposed minor change.

**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. 39369) was prepared, considered and adopted by the Riverside County Board of Supervisor's on April 4, 2006 as part of its approval of Tentative Tract Map No. 32024. The accompanying Change of Zone from R-R to R-1, C-O & R-5 was also approved by the Board on April 4, 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. 32024, the county identified nine (9) areas with potentially significant impacts. Of the impact categories identified, the conclusion in EA 39369 is that all impacts are fully mitigated by the adopted mitigation measures contained in EA 39369, the resulting Mitigated Negative Declaration, and the approved Tentative Tract Map's conditions of approval.

CEQA Guideline 15162(a) provides that once a mitigated negative declaration is adopted for a project, if a subsequent discretionary approval is needed 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. 32024, staff has determined upon detailed evaluation that none of the circumstances or situations listed in Section 15162(a) of the CEQA Guidelines is present to require a subsequent EIR as follows:

- 1) *No Substantial changes are proposed in the project:*  
The Applicant is not proposing any technical or physical changes to TTM No. 32024 that will require major revisions of the previously adopted environmental document (EA 39369) because there are no new significant environmental effects, or a substantial increase in the severity of previously identified significant effects.
- 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 which will require major revisions of the previously adopted environmental document (EA 39369) due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects. It is important to note that the one-year

extension of time request being considered for TTM No. 32024 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. Furthermore, the City has not been presented with any evidence that the environmental setting for the project has substantially changed since the map was first approved. Lastly, upon incorporation of the City of Wildomar, the City adopted the General Plan and Zoning Ordinance of Riverside County that were used to consider and approve Tentative Tract Map No. 32024. Since incorporation, the City has not made any amendments to the General Plan land use designations of Medium Density Residential (MDR) or Business Park (BP) that would affect the approved tentative tract map. Further, the City has not made any amendments to the R-1, C-O or R-5 zones that would affect the development standards applicable to the approved tract map.

3) *No New Information of Substantial Importance:*

Staff has not been presented with any 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 39369);
- (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 39369) that would substantially reduce one or more significant effects on the environment.

Based on the above, the Planning Commission has determined that a subsequent EIR is not required for TTM No. 32024. Further, while the Extension of Time, is a discretionary decision to be made by the Planning Commission, because there have been no changes in the project, no changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects, there is no need to prepare a subsequent MND or subsequent Negative Declaration or an Addendum pursuant to Title 14 Cal. Code Regs. Section 15162.

**SECTION 2. EXTENSION OF TIME 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. 32024, Planning Commission hereby find as follows:

*Finding 1:* The proposed extension of time for TM No. 32024 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) and Business Park (BP). MDR 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 70 single family lots on 14.8 acres of the project site with a density of 4.72 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 approved tract map, and future residential development remains consistent with this policy as it will provide single family residential homeownership opportunities for Wildomar residents. As the commercial office site remains unchanged, it too remains consistent with the BP land use designation which provides for employee intensive uses and corporate offices. Considering these facts, the proposed request for a one-year time extension to April 4, 2017 for Tentative Tract Map No. 32024 continues to be consistent with the General Plan.

*Finding 2:* The proposed extension of time for TM No. 32024 is consistent with the City of Wildomar Zoning Ordinance.

*Evidence:* The residential zoning designation approved the Riverside County Board of Supervisors on April 4, 2006 is R-1 (One-Family Dwelling) which is 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 70 single family residential dwelling units with all lots still consistent with the R-1 development standards related to minimum lot area (7,200 square feet), lot depth (100 feet) and lot width (60 feet). In addition, the commercial office site remains consistent with the C-O zoning standards in terms of lot area. Lastly, the rear portion of the tract map (eastern portion) remains in compliance with the R-5 zone requirements and will be preserved with no development occurring on this acreage.

*Finding 3:* The proposed extension of time for TM No. 32024 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 development standards of the R-1 (One-Family Dwelling), C-O (Commercial Office) and R-5 zones. As there have been no amendments to the R-1 or C-O zones 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 findings above, hereby adopts PC Resolution No. 2015-21 approving a one-year time extension (#1 of 5 possible) to April 4, 2017 for Tentative Tract Map No. 32024, subject to the original conditions of approval and mitigation measures adopted by the Riverside County Board of Supervisors on April 4, 2006 as reflected in 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 32024**



05/04/06  
08:31

TRACT MAP Tract #: TR32024



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. 32024 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 32024, Amended No. 3, dated October 30, 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 for a Schedule "A" subdivision of two (2) parcels totaling 39.5 acres into 70 single-family residential lots with a minimum lot size of 7,200 square feet (14.8 acres), five (5) open space lots (9.6 acres), one (1) commercial lot (7.4 acres), and a lot to be used as a detention basin for the surrounding tracts (0.5 acres).

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

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10. GENERAL CONDITIONS

10. EVERY. 4                    MAP - 90 DAYS TO PROTEST (cont.)                    INEFFECT

imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1                    MAP-GIN INTRODUCTION                    INEFFECT

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

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

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

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

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

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

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

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

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

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

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

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10.BS GRADE. 7                    MAP-G2.9DRNAGE & TERRACING                    INEFFECT

Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "Excavation and Grading."

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.

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.

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

Tract Map 32024 is a proposal to subdivide 39.5-acres into residential lots, 2 open space lots, and one large lot (use to be determined later) in the Wildomar area. The project is located on the east side of Monte Vista Drive,

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

INEFFECT

approximately 1400' south of Bundy Canyon Drive and 400 north of Interstate 15.

The site is located in a small valley between two ridge lines. There is minimal offsite runoff tributary to the portion of the site proposed for homes. The District owns and maintains Bundy Canyon Channel which outlets north of the project site. The flows from that channel are collected in a road-side channel along the east side of Monte Vista Drive within the site.

Tentative Tract Map 31409 to the north proposes to extend the District's Bundy Canyon Channel to the boundary of this tract. TR 31409 also proposes a detention basin on the northwest corner property of TR 32024. The design of the channel and other drainage facilities proposed with this tract shall be coordinated with the proposed channel extension with Tentative Tract Map 31409 to the north.

TR 32024 proposes to outlet the new section of Bundy Canyon Channel to the existing concrete lined channel constructed by Cal-Trans on the east side of Monte Vista Ave. In order to provide protection for Monte Vista Ave and all-weather access to tract 32024, this project will be required to show that the existing culvert under Monte Vista has the capacity to convey the tributary flowrate without escaping the channel. It may be necessary to extend the proposed box culvert under A Street to a positive connection with the box culvert under Monte Vista.

A detention basin, water quality basin and water quality swale is proposed onsite. The basin should be incised and embankment minimized. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled. Mitigation basins should be designed for joint use and be incorporated into open space or park areas.

Given that the construction of an outlet pipe for the detention basin would concentrate flows onto the adjacent property, a drainage easement will likely be required to be obtained from the affected property owner. Prior to the approval of rough grading plan or storm drain plans, the developer shall obtain a drainage easement from the property immediately south of TR 32024. Alternatively, If the easement cannot be obtained, the developer shall modify

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10. GENERAL CONDITIONS

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

the project's conceptual grading design and the conceptual storm drain design to insure the drainage patterns and quantities from TR 32024 onto the property to the south remain at the pre-development conditions with respect to flow rate and point of concentration, to the satisfaction of the General Manager-Chief Engineer. Conformance with this alternative may result in the loss of lots from the project.

10.FLOOD RI. 2                    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. 3                    MAP 100 YR SUMP OUTLET                    INEFFECT

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

10.FLOOD RI. 4                    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. 5                    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

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10. GENERAL CONDITIONS

10.FLOOD RI. 5                    MAP COORDINATE DRAINAGE DESIGN (cont.)                    INEFFECT

District for review.

10.FLOOD RI. 6                    MAP OWNER MAINT NOTICE                    INEFFECT

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 8                    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. 11                    MAP INCREASED RUNOFF                    INEFFECT

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

10.FLOOD RI. 12                    MAP INCREASED RUNOFF CRITERIA                    INEFFECT

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed

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10. GENERAL CONDITIONS

10.FLOOD RI. 12

MAP INCREASED RUNOFF CRITERIA (cont.)

INEFFECT

detention basin shall be submitted to the District for review and approval.

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

Low Loss rates will be determined using the following:

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

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

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

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 12 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.) INEFFECT

the judgment of the General Manager-Chief Engineer.

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

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

10.FLOOD RI. 13 MAP WATERS OF THE US INEFFECT

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the 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 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. 14 MAP INTERCEPTOR DRAIN CRITERIA INEFFECT

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

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10. GENERAL CONDITIONS

10.FLOOD RI. 15

MAP SUBMIT FINAL WQMP

INEFFECT

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

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

10.FLOOD RI. 16

MAP WQMP ESTABL MAINT ENTITY

INEFFECT

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

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10.FLOOD RI. 17                      MAP CONSTRUCT BUNDY CYN. CHAN                      INEFFECT

This project shall construct Bundy Canyon Channel from its northern property line to an adequate outlet point. It shall be noted that an access ramp to the bottom of the channel will be required.

PLANNING DEPARTMENT

10.PLANNING. 1                      MAP - GEO NO.1464                      INEFFECT

County Geologic Report (GEO) No. 1464 was prepared for this project (TR32024) by Albus-Keefe & Associates and is entitled: "Geotechnical Feasibility Investigation, Tentative Tract No. 32024, Monte Vista Ranch Property, County of Riverside, California," dated September 3, 2004. In addition, Albus-Keefe & Associates prepared "Response to the County of Riverside, Planning Department, DRT Correction Letter dated May 31, 2005 and the Department of Building and Safety, Fault Hazard Report Review Letter dated May 13, 2005 (County Geologic Report No. 1464), Tentative Tract No. 32024, County of Riverside, California", dated June 10, 2005. This document is herein incorporated as a part of GEON0. 1464.

GEO No. 1464 concluded:

1.No evidence of faulting was encountered within or immediately adjacent to the subject site. As Such, the potential for ground rupture due to fault displacement beneath the site is considered low.

2.The nearest active fault to the site is the Elsinore/Temecula fault located about 2.2 miles southwest of the site. The largest estimated mean peak horizontal ground acceleration at the site is 0.46g, resulting from a moment magnitude earthquake of 6.8 on the Elsinore fault.

3.Loose alluvial materials in the far westerly portion of the site could be susceptible to liquefaction under elevated groundwater conditions. Offsite adjacent properties just west of the site could also be susceptible to liquefaction resulting in possible removal of lateral support along the westerly property boundary.

4.Jointing in the granitic bedrock material is not anticipated to be adversely oriented with respect to the proposed cut slopes.

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10. GENERAL CONDITIONS

10.PLANNING. 1                    MAP - GEO NO.1464 (cont.)

INEFFECT

5.A rock fall potential exists on the site, particularly along the north perimeter of the site, located above existing residential development.

GEO No. 1464 recommended:

1.Seismic design of the project should conform with the seismic data presented in the report.

2.Alluvial and colluvial soils shall be removed and replaced with compacted fill. All removals shall be to the depths indicated on the Geologic Map, Plate 1, unless otherwise directed by the geotechnical consultant.

3.During rough grading, the cut slopes shall be mapped and evaluated by geotechnical consultant so as to confirm the anticipated geologic conditions.

4.Canyon subdrains shall be placed during site grading under the direction of the geotechnical consultant and in the locations indicated on the Geologic Map, Plate 1.

5.Mitigation measures during site grading, such as fencing, shall be used to prevent rock falls along the north perimeter of the site.

6.Fills greater than 50 feet in depth shall be monitored relative to settlement.

GEO No. 1464 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 1464 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were 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. 2                    MAP - MAP ACT COMPLIANCE

INEFFECT

This land division shall comply with the State of California Subdivision Map Act and to all requirements of

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10. GENERAL CONDITIONS

10.PLANNING. 2                    MAP - MAP ACT COMPLIANCE (cont.)                    INEFFECT

County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

10.PLANNING. 3                    MAP - FEES FOR REVIEW                    INEFFECT

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

10.PLANNING. 5                    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. 8                    MAP - NO OFFSITE SIGNAGE                    INEFFECT

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

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

The design standards for the subdivision 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 on interior and through lots

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10. GENERAL CONDITIONS

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

shall not be less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet.

- d. Side yards on corner and reversed corner lots shall not be less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard not exceed 20 percent of the width of the lot.
- e. The rear yard setback is 20 feet.
- f. The minimum average width of each lot is 65 feet.
- g. The maximum height of any building is 40 feet.
- h. ONLY single-story homes (structures) shall be constructed on Lots: 42, 44, 45, 48, 51, and 52.
- i. The minimum parcel size is 7,200 square feet.
- j. No more than 50% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 11 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. 12 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

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10. GENERAL CONDITIONS

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

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. 13                    MAP - ORD 810 OPN SPACE FEE                    INEFFECT

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

10.PLANNING. 14                    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

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10. GENERAL CONDITIONS

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

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.

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

10.PLANNING. 15                    MAP - DESIGN GUIDELINES                    INEFFECT

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

10.PLANNING. 17                    MAP - SUBMIT BUILDING PLANS                    INEFFECT

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

10.PLANNING. 18                    MAP - LIGHTING HOODED/DIRECTED                    INEFFECT

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public



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10.TRANS. 6                      MAP - TS/EXEMPT (cont.)                      INEFFECT

the project is exempt from traffic study requirements.

10.TRANS. 7                      MAP - STD INTRO 3(ORD 460/461)                      INEFFECT

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2                    MAP - EXPIRATION DATE (cont.)                    INEFFECT

upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1                    MAP - CONCEPTUAL PHASE GRADING                    INEFFECT

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

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

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially

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40. PRIOR TO PHASING (UNITIZATION)

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

conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

40.PLANNING. 4                    MAP - PHASING PLAN                    INEFFECT

If the project is phased LOTS 41 - 55 shall be included in the first phase to be constructed.

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-#43-ECS-ROOFING MATERIAL                    INEFFECT

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2                      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 hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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. 3                      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. 4                      MAP-#53-ECS-WTR PRIOR/COMBUS                      INEFFECT

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

50.FIRE. 5                      MAP-#47-SECONDARY ACCESS                      INEFFECT

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 5                      MAP-#47-SECONDARY ACCESS (cont.)                      INEFFECT

Fire Department.

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.

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

Prior to the approval of rough grading plan or storm drain plans, the developer shall obtain a drainage easement from the property immediately south of TR 32024. Alternatively, if the easement cannot be obtained, the developer shall modify the project's conceptual grading design and the conceptual storm drain design to insure the drainage patterns and quantities from TR 32024 onto the property to the south remain at the pre-development conditions with respect to flow rate and point of concentration, to the satisfaction of the General Manager-Chief Engineer. Conformance with this alternative may result in the loss of lots from the project.

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.

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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.

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 Murrietta Creek/Wildomar Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of

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50. PRIOR TO MAP RECORDATION

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

Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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

50.FLOOD RI. 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 FINAL WQMP                    INEFFECT

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

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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2                    MAP - FINAL MAP PREPARER                    INEFFECT

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

50.PLANNING. 3                    MAP - SURVEYOR CHECK LIST                    INEFFECT

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

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

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

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

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

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

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

50.PLANNING. 4                    MAP - REQUIRED APPLICATIONS                    INEFFECT

No FINAL MAP shall record until Change of Zone No. 6916 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with County Service Area No. 152A which demonstrates to the satisfaction of the County

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50. PRIOR TO MAP RECORDATION

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

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.

50.PLANNING. 13                 MAP - ECS AFFECTED LOTS                   INEFFECT

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

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

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

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

50.PLANNING. 29                 MAP - FEE BALANCE                   INEFFECT

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

50.PLANNING. 32                 MAP - REQ. LOT LINE ADJUSTMENT                 INEFFECT

The land divider shall file an application for a Lot Line Adjustment with the County Planning Department. The Lot Line Adjustment application shall relocate the common lot line between proposed lot no. 42 through 55 and the properties located to the north of these proposed lots as shown on the TENTATIVE MAP. No FINAL MAP shall be

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32                    MAP - REQ. LOT LINE ADJUSTMENT (cont.)                    INEFFECT

permitted to record unless and until the required Lot Line Adjustment application has been: 1) review and approved by the Riverside County Planning Department and 2) the land divider has provided proof of deed recordation to the County Planning Department.

50.PLANNING. 34                    MAP - ANNEX TO PARK DISTRICT                    INEFFECT

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 152A.

50.PLANNING. 35                    MAP - CC&R RES CSA COM. AREA                    INEFFECT

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

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

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

3. A sample document conveying title to the purchaser

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 35

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

INEFFECT

of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 35 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) INEFFECT

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 conjunction with the recordation of the final map.

50.PLANNING. 36 MAP - OFFER OF COMMUNITY TRAIL INEFFECT

A 10' - 14' wide community trail shall be located on the Maintenance Road on the Easterly Side of the Flood Control Channel within the Storm Drain Easement (ROW); this trail shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 37 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 37                    MAP - TRAIL MAINTENANCE (cont.)                    INEFFECT

ommunity trail located on the Maintenance Road on the Easterly Side of the Flood Control Channel within the Storm Drain Easement (ROW). 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.

TRANS DEPARTMENT

50.TRANS. 2                        MAP - DEDICATIONS                                        INEFFECT

'A', 'B', 'D' and 'E' (south of 'B' Street) shall be improved within the dedicated right-of-way in accordance with Countywide Design Guidelines, Exhibit 'F'.  
(36'/56')

'C' Street shall be improved within the dedicated right-of-way in accordance with County Standard No. 105, Section A and shall transition to Sunnybrook Drive as approved by the Transportation Department.

50.TRANS. 4                        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. 9                        MAP - EASEMENT    INEFFECT

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

50.TRANS. 11                       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. PRIOR TO MAP RECORDATION

50.TRANS. 11                    MAP - STRIPING PLAN (cont.)                    INEFFECT

unless otherwise approved by the County Traffic Engineer.

50.TRANS. 12                    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. 15                    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 Monte Vista Drive. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 16                    MAP - 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. 18                    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. 19                    MAP - INTERSECTION/50' TANGENT                    INEFFECT

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 23                      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. 24                      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. 25                      MAP - STREET LIGHTS-CSA/L&LMD                      INEFFECT

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

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

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

50.TRANS. 27                      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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 27                      MAP - LANDSCAPING APP. ANNEX (cont.)                      INEFFECT

Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

50.TRANS. 28                      MAP - EXISTING MAINTAINED                      INEFFECT

Monte Vista Drive is a paved County maintained road and shall be improved with concrete curb-and-gutter located 22 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 33 foot half-width dedicated right-of-way in accordance with County Standard No. 103, Section A. (22'/33') .

50.TRANS. 30                      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.

50.TRANS. 31                      MAP - UTILITY PLAN                      INEFFECT

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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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-G2.3SLOPE 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. 3                    MAP-G2.4GEOTECH/SOILS RPTS                    INEFFECT

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

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

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

60.BS GRADE. 4                    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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7                    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. 12                    MAP-G1.4 NPDES/SWPPP                    INEFFECT

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 13                    MAP 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. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1                   GRADE - HAZMAT PHASE II                   INEFFECT

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

FIRE DEPARTMENT

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2                    MAP SUBMIT PLANS (cont.)                    INEFFECT

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

Prior to the approval of rough grading plan or storm drain plans, the developer shall obtain a drainage easement from the property immediately south of TR 32024. Alternatively, If the easement cannot be obtained, the developer shall modify the project's conceptual grading design and the conceptual storm drain design to insure the drainage patterns and quantities from TR 32024 onto the property to the south remain at the pre-development conditions with respect to flow rate and point of concentration, to the satisfaction of the General Manager-Chief Engineer. Conformance with this alternative may result in the loss of lots from the project.

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.

60.FLOOD RI. 7                    MAP ADP FEES                    INEFFECT

TR 32024 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 8                    MAP SUBMIT FINAL WQMP                    INEFFECT

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

PLANNING DEPARTMENT

60.PLANNING. 15                    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 39.5 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16                    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. 17                    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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20                    MAP - NPDES COMPLIANCE (2)                    INEFFECT

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 22                    MAP - IF HUMAN REMAINS FOUND                    INEFFECT

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendation has 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. 24                    MAP - PLANNING DEPT REVIEW                    INEFFECT

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 25                    MAP - PALEONTOLOGIST REQUIRED                    INEFFECT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25                    MAP - PALEONTOLOGIST REQUIRED (cont.)                    INEFFECT

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

60.PLANNING. 26                    MAP - BURROWING OWL SURVEY                    INEFFECT

Thirty (30) days prior to the issuance of a grading permit, a qualified biologist shall survey for burrowing owls. A written report, prepared by a qualified biologist, with the results of the survey shall be submitted to the Planning Department for review and implementation. If the report concludes that there are no burrowing owls present on the subject property, this condition will be cleared. If the report concludes that there are owls present on the subject property, a plan for the active relocation to a site under conservation shall be prepared and submitted for review and approval by the County's Ecological Resources Specialist. Passive relocation is not acceptable. Once a qualified biologist has certified the owl(s) have been relocated, this condition shall be cleared.

60.PLANNING. 27                    MAP - ARCHAEOLOGIST RETAINED                    INEFFECT

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to sub-surface cultural resources. Should the archaeologist find the potential is high for impact to significant cultural resources, a pre-grade meeting between the archaeologist, and if deemed appropriate by the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27                    MAP - ARCHAEOLOGIST RETAINED (cont.)                    INEFFECT

necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of cultural remains. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist finds no potential for impacts to sub-surface cultural resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

60.PLANNING. 28                    MAP - OFF-SITE GRADING/IMPROV.                    INEFFECT

Prior to the issuance of any grading permits, the land divider shall obtain written permission from the property owners that will be affected by any off-site grading and/or off-site improvements proposed by the TENTATIVE MAP. Proof of such agreements shall be provided to the County Planning Department.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

EPD DEPARTMENT

80.EPD. 1                    MAP - DBESP MITIGATION                    INEFFECT

All MSHCP mitigation must be completed to the satisfaction of the Environmental Programs Department (EPD) prior to final inspection. The mitigation measures will be consistent with those described within the document prepared by Helix Environmental Planning, Inc. on September 14, 2005 and entitled "Determination of Biologically

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80.EPD. 1                      MAP - DBESP MITIGATION (cont.)                      INEFFECT

Equivalent or Superior Preservation Analysis." Special attention will be paid to section VII, which describes the mitigation for impacts to Riparian/Riverine resources. This condition will be considered met when the Environmental Programs Department is satisfied that the appropriate mitigation measures have been completed. At the discretion of the Environmental Programs Department, the condition may be met as the result of documentation provided by the applicant and or site inspections conducted by EPD staff. Please contact the Environmental Programs Department for further clarification.

FIRE DEPARTMENT

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 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

TR 32024 is located within the limits of the Murrieta Creek/Wildomar Valley Area Drainage Plan for which drainage fees have been adopted.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

80.FLOOD RI. 4                    MAP SUBMIT FINAL WQMP                    INEFFECT

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

PLANNING DEPARTMENT

80.PLANNING. 1                    MAP - ROOF MOUNTED EQUIPMENT                    INEFFECT

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

80.PLANNING. 2                    MAP - FRONT YARD LANDSCAPING                    INEFFECT

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

80.PLANNING. 3                    MAP - UNDERGROUND UTILITIES                    INEFFECT

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7                    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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12            MAP - SCHOOL MITIGATION            INEFFECT

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

80.PLANNING. 13            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. 17            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. 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17            MAP - MODEL HOME COMPLEX (cont.)            INEFFECT  
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. 18            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. 20            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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20

MAP - Walls/Fencing Plans (cont.)

INEFFECT

C. All fencing shall be constructed of masonry (slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

F. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

G. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

H. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22

MAP - FINAL SITE PLAN

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.

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22                    MAP - FINAL SITE PLAN (cont.)                    INEFFECT

yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

8. ONLY single-story homes (structures) shall be constructed on Lots: 42, 44, 45, 48, 51, and 52.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 23                    MAP - LANDSCAPE PLOT PLAN                    INEFFECT

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

When the proposal is located within County Service Area (CSA) No. 152A, prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the CSA No. 152A has approved said plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23

MAP - LANDSCAPE PLOT PLAN (cont.)

INEFFECT

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

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.
5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.
6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.
7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.
8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23                    MAP - LANDSCAPE PLOT PLAN (cont.) (cont.)                    INEFFECT

hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

NOTES:

The Landscape plot plan my include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

80.PLANNING. 24                    MAP - COMMUNITY TRAIL                    INEFFECT

A copy of approved improvement plans, grading plans, BMP improvement plans, and any other related plans or studies shall be submitted to the Planning Department noting that a 10' - 14' wide community trail shall be located on the Maintenance Road on the Easterly Side of the Flood Control Channel within the Storm Drain Easement (ROW).

TRANS DEPARTMENT

80.TRANS. 1                        MAP - GARAGE DOORS                        INEFFECT

Garage door setbacks for all residential zones shall be 24 feet for a conventional door or 20 feet for a roll-up door,

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80.TRANS. 1                    MAP - GARAGE DOORS (cont.)                    INEFFECT

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. 1                    MAP IMPLEMENT WQMP                    INEFFECT

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

TRACT MAP Tract #: TR32024

Parcel: 367-140-007

90. PRIOR TO BLDG FINAL INSPECTION

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 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.

PLANNING DEPARTMENT

90.PLANNING. 3                    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. 4                    MAP - QUIMBY FEES (2)

INEFFECT

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from County of Riverside Executive Office for CSA No. 152A.

TRACT MAP Tract #: TR32024

Parcel: 367-140-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5                    MAP - CONCRETE DRIVEWAYS                    INEFFECT

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

90.PLANNING. 11                    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 39.5 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. 13                    MAP- ROLL-UP GARAGE DOORS                    INEFFECT

All residences shall have automatic roll-up garage doors.

90.PLANNING. 14                    MAP - MITIGATION MONITORING                    INEFFECT

The land divider, or the land divider's successor, shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all remaining conditions of approval and mitigation measures of this TENTATIVE MAP and E.A. No. 39369.

The Planning Director may require inspection or other monitoring to ensure such compliance.

TRACT MAP Tract #: TR32024

Parcel: 367-140-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15

MAP - COMMUNITY TRAIL

INEFFECT

A 10' - 14' wide community trail shall be located on the Maintenance Road on the Easterly Side of the Flood Control Channel within the Storm Drain Easement (ROW). If at time of construction a public entity has yet to agree to provide maintenance for the required trail, then the viability of constructing the required trail shall fall upon the Flood Control District and the Planning Department, which will make a join decision as agree upon at the April 4, 2006 Board of Supervisors Hearing and based on a March 16, 2006 e-mail which both parties agree to permit the construction of a trail within the District's ROW as long as a PUBLIC MAINTENANCE ENTITY was to provide maintenance for the trail.

TRANS DEPARTMENT

90.TRANS. 1

MAP - 80% COMPLETION

INEFFECT

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

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

TRACT MAP Tract #: TR32024

Parcel: 367-140-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1                      MAP - 80% COMPLETION (cont.)                      INEFFECT

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. 2                      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.

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. 4                      MAP - STREET SWEEPING                      INEFFECT

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

90.TRANS. 5                      MAP - MAP CORNER CUT-BACK 1                      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.

05/04/06  
08:31

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32024

Parcel: 367-140-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - UTILITY INSTALL

INEFFECT

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

# **ATTACHMENT B**

**County Approved MND (EA No. 39369)  
for TM No. 32024**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 39369

**Project Case Type (s) and Number(s):** Change of Zone No. 06916 and Tentative Tract Map No. 32024

**Lead Agency Name:** County of Riverside Planning Department

**Address:** 4080 Lemon Street, 9<sup>th</sup> Floor, Riverside, CA 92502

**Contact Person:** Bulmaro Canseco, Project Planner

**Telephone Number:** (951) 955-8632

**Applicant's Name:** Monte Vista Ranch LLC

**Applicant's Address:** 2751 W. Coast Highway, Newport Beach, CA 92663

### I. PROJECT INFORMATION

#### A. Project Description:

**Change of Zone No. 06916** proposes to change the project's site current zoning designation from Rural Residential (R-R) to One-Family Dwellings (R-1), Commercial Office (C-O), and Open Area Combining Zone Residential Developments (R-5).

**Tentative Tract Map No. 32024** is a Schedule "A" subdivision of two (2) parcels totaling 39.5 acres into 70 single-family residential lots with a minimum lot size of 7,200 square feet (14.8 acres), five (5) open space lots (9.6 acres), one (1) commercial lot (7.4 acres), and a lot to be used as a detention basin for the surrounding tracts (0.5 acres).

The project site is located southerly of Bundy Canyon Road and easterly of Monte Vista Drive.

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

**C. Total Project Area:** 39.5

Residential 14.8	Acres:	Lots: 70	Units: 70	Projected Residents: 186	Number of
Commercial 7.4	Acres:	Lots: 1	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees:	N/A
Industrial Acres: 0		Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees:	N/A
Open Space:					9.6
Other:					7.7

**D. Assessor's Parcel No(s):** 367-140-007 and 367-140-011

**E. Street References:** The project site is located southerly of Bundy Canyon Road and easterly of Monte Vista Drive.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 26, Township 6 South, Range 4 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site consists of mixed terrain comprising a series of east-west oriented ridgelines, knolls, hillocks, and swales. The project site becomes increasingly rugged towards the eastern property boundary. On-site vegetation consists primarily of chamise chaparral. The project site is currently vacant. Surrounding properties to the west, south, and east exhibit similar environmental characteristics. A single-family residential development has been constructed to the north and it is fully occupied.

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

**A. General Plan Designation(s):** Community Development

**B. Land Use Planning Area Information:** Medium Density Residential (MDR) (2 – 5 DU/AC), Commercial Office (CO) (0.25 – 1.0 FAR), and Estate Density Residential – Rural Community (EDR-RC) (2 AC Min)

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:** Eisinore Area Plan

2. **Area Plan Land Use Designation, if any:** Medium Density Residential (MDR) (2 – 5 DU/AC), Commercial Office (CO) (0.25 – 1.0 FAR), and Estate Density Residential – Rural Community (EDR-RC) (2 AC Min)

**D. Adopted Specific Plan Information**

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

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

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

**F. Proposed Zoning, if any:** Proposal to change the project's site current zoning designation from Rural Residential (R-R) to One-Family Dwellings (R-1), Commercial Office (C-O), and Open Area Combining Zone Residential Developments (R-5).

**G. Adjacent and Surrounding Zoning:** One-Family Dwellings (R-1), Commercial Office (C-O), and Open Area Combining Zone Residential Developments (R-5).

### 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 checked="" type="checkbox"/> Hazards & Hazardous Materials	<input 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 checked="" type="checkbox"/> Land Use/Planning	<input checked="" type="checkbox"/> Transportation/Traffic
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input 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

January 13, 2006

Date

Bulmaro Canseco, 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: RCIP, Elsinore Area Plan Figure 9 "Scenic Highways", and Project Materials.

Findings of Fact: The project site is located in a primarily rural area of Riverside County, which has one (1) designated Scenic Highway, Interstate 15; however, the Riverside County Integrated Plan (RCIP) indicates that the project site is not located within close proximity of this designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands are vacant or have residential development and are planned for residential development. The design of the proposed subdivision will be compatible with the existing setting in the surrounding area and will, therefore, have a less than significant impact as a result of its implementation.

The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project will be developed as a single-family residential development.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

<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: According to the RCIP, the project site is located within (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Riverside County Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution) was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted development of certain light fixtures emitting into the night sky undesirable light rays into the night sky that may 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 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 proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries and a note will be placed on the ECS stating that all proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655. (COA: 10.PLANNING.19 AND 50.PLANNING.20)

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

<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?				
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Site Visit and Project Description

Findings of Fact: The project will not create substantial light or glare, which would adversely affect day or nighttime views in the project's vicinity and it will not expose residential property to unacceptable levels of light or glare. The project site is adjacent to existing and planned compatible uses.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

<b>AGRICULTURE RESOURCES</b> Would the project				
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Land Conservation Contract Maps)?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure OS-17 "Agricultural Resources," GIS database, and Project Materials

Findings of Fact: The proposed subdivision is not located within any existing agriculture preserves. This project is not under a Williamson Act contract and is not zoned for agricultural uses but it has a farmland designation of Farmland of Local Importance. However, it should be stated that in 2003, when the Riverside County General Plan was adopted there was an overriding finding of consideration for the loss of Farmland of Local Importance. The proposed project site and surrounding properties are zoned Rural Residential (R-R) and One-Family Dwellings (R-1) to the north, Rural Residential (R-R) to the west, south, and east, and Scenic Highway Commercial (C-P-S) to the west. The proposed project will result in the development of non-agricultural uses; however, the proposed residential development is not within 300 feet of an agriculturally zoned property. Additionally, the proposed project will not involve other changes in the existing environment that will result in the conversion of farmland to non-agricultural uses.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

AIR QUALITY Would the project				
<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Typically the cumulative effect of hundreds of such developments 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 70 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.

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. Nonetheless, the project will be conditioned for standard dust control measures.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: MSHCP, EPD Review, "U.S. Fish and Wildlife Service Protocol Level Presence/Absence Surveys for the Quino Checkerspot Butterfly," prepared by HELIX Environmental Planning, Inc., dated May 27, 2004, "Monte Vista Ranch Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Compliance," prepared by HELIX Environmental Planning, Inc., dated June 29, 2005, "Burrowing Owl Survey for Monte Vista Ranch Property," prepared by HELIX Environmental Planning, Inc., dated August 3, 2005, and "Determination of Biologically Equivalent or Superior Preservation Analysis for Monte Vista Ranch," prepared by HELIX Environmental Planning Inc., dated October 26, 2005.

Findings of Fact: The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plans. According to the "U.S. Fish and Wildlife Service Protocol Level Presence/Absence Surveys for the Quino Checkerspot Butterfly," prepared by HELIX Environmental Planning, Inc., dated May 27, 2004, "the project site does not contain potential habitat for or candidate for, sensitive, or special status species, including the California Gnatcatcher, or the Quino Checkerspot Butterfly. During five different field surveys, there was no Quino Checkerspot Butterflies observed on the project site."

The project site is not located within a Multiple Species Habitat Conservation Plan (MSHCP) criteria cell. According to "Monte Vista Ranch Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Compliance," prepared by HELIX Environmental Planning, Inc., dated June 29, 2005, "the project site is in full compliance with all other provision of the MSHCP."

Field surveys for Burrowing owls were conducted on January 27, 2004, May 5, 2004, July 25, 2005 and July 26, 2005 by HELIX Environmental Planning, Inc. According to "Burrowing Owl Survey for Monte Vista Ranch Property," prepared by HELIX Environmental Planning, Inc., dated August 3, 2005, "Burrowing owls were not observed during any of the site visits. Burrows that could support burrowing owls were observed on the site but the burrows did not show signs of owl activity."

A drainage channel transverses the project site on the westerly side of the subject site in a north-south direction. According to the "Determination of Biologically Equivalent or Superior Preservation Analysis for Monte Vista Ranch," prepared by HELIX Environmental Planning Inc., dated October 26, 2005, "the drainage channel exhibits hydrophytic vegetation and hydrology Riparian/Riverine Resources." The study notes the following: "No Corps jurisdictional wetland vegetation occurs on site; however, Corps jurisdictional areas total 0.05 of non-wetland WUS. CDFG jurisdictional areas total 0.15 acres; all CDFG jurisdictional areas are considered riparian/riverine resources under the MSHCP. No vernal pool resources are present on the project site. Furthermore, the drainage channel is not jurisdictional to any Federal or State waters; the drainage empties into a concrete-lined channel before entering into an underground drainage pipe. The proposed subdivision will improve the drainage channel as part of the flood control improvements necessary to address flood concerns

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in the area and since the affected habitat is located outside any MSHCP criteria cells, the affected habitat is a relatively small portion of the on-site drainage, and the on-site drainage does not drain into any areas targeted for conservation by the MSHCP or into any MSHCP preserve lands; based on these factors, avoidance of the drainage and affected habitat was not considered the biological superior alternative." As a mitigation measure for the impacts to jurisdictional habitats, acquisition of credits from the Riverside-Corona Resource Conservation District Mitigation Bank, which provides significant enhancement to riparian habitat along the Santa Ana River, is being required.

Furthermore, the proposed project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: Potential adverse impacts to wildlife and vegetation resources shall be mitigation through the payment of the SKR Mitigation Fee, by conducting a 30-day preconstruction Burrowing Owl survey, and compliance with all MSHCP mitigations per satisfaction of the Environmental Programs Department (EPD). (COA: 60.PLANNING.15, 60.PLANNING.27, 80.EPD.1, AND 90.PLANNING.11)

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

**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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Materials and "A Cultural Resources Assessment of a 39.5-acre Parcel as Shown on TTM32024, Located Adjacent to Monte Vista Drive, Wildomar, Riverside County," prepared by John Minch and Associates, dated May 25, 2004.

Findings of Fact: The records search failed to indicate the presence of any recorded prehistoric or historic resources within the boundaries of the subject site and the results of the field assessment were equally negative. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

<b>8. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential impact area?

Source: Project Materials and "A Cultural Resources Assessment of a 39.5-acre Parcel as Shown on TTM32024, Located Adjacent to Monte Vista Drive, Wildomar, Riverside County," prepared by John Minch and Associates, dated May 25, 2004.

Findings of Fact: The records search failed to indicate the presence of any recorded prehistoric or historic resources within the boundaries of the subject site and the results of the field assessment were equally negative. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**9. Paleontological Resources**

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

Source: RCIP Figure OS-8 "Paleontological Sensitivity" and "Paleontological Survey of the 40-Acre Property APN 367-140-007 & 367-140-011 South of Bundy Canyon Road, Wildomar, Riverside County, California," prepared by John Minch and Associates, dated May 2003.

Findings of Fact: The project site may contain paleontological resources from Pleistocene sedimentary units. The sedimentary rock unit underlying the site is considered to be high Paleontologic sensitivity and is known to contain significant fossils near the proposed development area. The site can be developed and still protect paleontological resources of the area with implementation of the following mitigation measures.

Mitigation: Prior to issuance of a grading permit, the land divider shall retain a qualified Paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. (COA: 60.PLANNING.25)

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

**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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

Source: RCIP Elsinore Area Plan Figure 12 "Seismic Hazards", GIS Database, Project Review, and GEO No. 1464.

Findings of Fact: A number of seismic and related hazards are present in the Elsinore Planning Area. The Elsinore fault being the most significant seismic hazard, which is located 2.2 miles southwest of the subject site, however, no active faults are known to traverse the subject site. Furthermore, the project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**11. Liquefaction Potential Zone**

Seismic-related ground failure, including liquefaction?

NA  S  PS  U  R

Source: RCIP Figure S-3 "Generalized Liquefaction", GIS Database, and GEO No. 1464.

Findings of Fact: According to figure S-3 of the RCIP and the GIS Database, the project site is County Geologic Report (GEO) No. 1464 was prepared for this project (TR32024) by Albus-Keefe & Associates and is entitled: "Geotechnical Feasibility Investigation, Tentative Tract No. 32024, Monte Vista Ranch Property, County of Riverside, California," dated September 3, 2004. In addition, Albus-Keefe & Associates prepared "Response to the County of Riverside, Planning Department, DRT Correction Letter dated May 31, 2005 and the Department of Building and Safety, Fault Hazard Report Review Letter dated May 13, 2005 (County Geologic Report No. 1464), Tentative Tract No. 32024, County of Riverside, California", dated June 10, 2005. This document is herein incorporated as a part of GEO NO. 1464.

GEO No. 1464 concluded: Loose alluvial materials in the far westerly portion of the site could be susceptible to liquefaction under elevated groundwater conditions. Offsite adjacent properties just west of the site could also be susceptible to liquefaction resulting in possible removal of lateral support along the westerly property boundary.

Mitigation: GEO No. 1464 recommends: Alluvial and colluvial soils shall be removed and replaced with compacted fill. All removals shall be to the depths indicated on the Geologic Map, Plate 1, unless otherwise directed by the geotechnical consultant. During rough grading, the cut slopes shall be mapped and evaluated by geotechnical consultant so as to confirm the anticipated geologic conditions. (COA: 10.PLANNING.1)

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**12. Ground-shaking Zone**

Strong seismic ground shaking?

NA  S  PS  U  R

Source: RCIP Figure S-18 "Inventory of Hazardous Materials" and Uniform Building Code

Findings of Fact: The project site is located in County Ground shaking Zone II and is considered "provisionally suitable" for the proposed project. 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 impact.

Mitigation: Prior to the issuance of any grading permits, the land divider shall submit geotechnical soils reports to the Department of Building and Safety for review and approval. Construction of new structures on the project site shall comply with the Uniform Building Code seismic design standards for Groundshaking Zone II. (COA: 10.BSGRADE.2 AND 60.BSGRADE.3)

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

**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 RCIP Figure S-5 "Regions Underlain by Steep Slope" and GEO No. 1464.

Findings of Fact: County Geologic Report (GEO) No. 1464 was prepared for this project (TR32024) by Albus-Keefe & Associates and is entitled: "Geotechnical Feasibility Investigation, Tentative Tract No. 32024, Monte Vista Ranch Property, County of Riverside, California," dated September 3, 2004. In addition, Albus-Keefe & Associates prepared "Response to the County of Riverside, Planning Department, DRT Correction Letter dated May 31, 2005 and the Department of Building and Safety, Fault Hazard Report Review Letter dated May 13, 2005 (County Geologic Report No. 1464), Tentative Tract No. 32024, County of Riverside, California", dated June 10, 2005. This document is herein incorporated as a part of GEO NO. 1464.

GEO No. 1464 concluded: Jointing in the granitic bedrock material is not anticipated to be adversely oriented with respect to the proposed cut slopes. A rock fall potential exists on the site, particularly along the north perimeter of the site, located above existing residential development.

GEO No. 1464 recommended: 1. Seismic design of the project should conform with the seismic data presented in the report. 2. Alluvial and colluvial soils shall be removed and replaced with compacted fill. All removals shall be to the depths indicated on the Geologic Map, Plate 1, unless otherwise directed by the geotechnical consultant. 3. During rough grading, the cut slopes shall be mapped and evaluated by geotechnical consultant so as to confirm the anticipated geologic conditions. 4. Canyon subdrains shall be placed during site grading under the direction of the geotechnical consultant and in the locations indicated on the Geologic Map, Plate 1. 5. Mitigation measures during

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site grading, such as fencing, shall be used to prevent rock falls along the north perimeter of the site.  
 6. Fills greater than 50 feet in depth shall be monitored relative to settlement.”

Mitigation: GEO No. 1464 recommends: During rough grading, the cut slopes shall be mapped and evaluated by geotechnical consultant so as to confirm the anticipated geologic conditions. Canyon subdrains shall be placed during site grading under the direction of the geotechnical consultant and in the locations indicated on the Geologic Map, Plate 1. Mitigation measures during site grading, such as fencing, shall be used to prevent rock falls along the north perimeter of the site. Fills greater than 50 feet in depth shall be monitored relative to settlement. (COA: 10.PLANNING.1)

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

**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 necessary.

Monitoring: No monitoring measures are necessary.

**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 necessary.

Monitoring: No monitoring measures are necessary.

Would the project:

**16. Slopes**

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 to a less than significant level. The proposed project does not propose cut or fill slopes that would exceed 2:1. Slopes over three (3) feet in vertical height are required to be landscaped to mitigate erosion. The proposed project will be utilizing a sewer system, which is to be installed per code.

Mitigation: All grading shall conform to Ordinance No. 457 and grade slopes shall be limited to a maximum steepness ratio of 2:1. (COA: 10.BSGRADE.2, 10.BSGRADE.5, AND 69.BSGRADE.2)

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

**17. Soils**

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, Application Materials

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: A geotechnical soils report shall be prepared and submitted the Department of Building and Safety prior to issuance of a grading permit. The project shall incorporate county grading standards, best management practices, and a SWPPP to eliminate significant erosion hazards. (COA: 10.BSGRADE.2, 10.BSGRADE.3, 10.BSGRADE.4, 60.BSGRADE.2, 60.BSGRADE.3, AND 60.BSGRADE.12)

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

**18. Erosion**

a) Change deposition, siltation or erosion, which may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

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

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: The project shall incorporate county grading standards, best management practices, and a SWPPP to eliminate significant erosion hazards. (COA: 10.BSGRADE.2, 10.BSGRADE.3, 60.BSGRADE.2, 60.BSGRADE.12, AND 60.FLOODRI.3)

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

**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, and Ord. 484.

Findings of Fact: The proposed development is not subject to on or off-site wind erosion or blowsand.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: RCIP and Project Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. The proposed residential development would not result in any activities or uses that would pose a potential health hazard to the local population through the release of hazardous materials into the environment. According to the RCIP, no sources of health hazards are known to exist on the project site or in the vicinity. In addition, the project site does not contain a listed hazardous materials site. Therefore, no potential exists to expose people to such sources.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**21. Airports**

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: RCIP Figure S-19 "Airport Locations"

Findings of Fact: According to the RCIP, the project site is not located within an Airport-Influence Area; 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 and will not require review by the Airport Land Use Commission. 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 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 necessary.

Monitoring: No monitoring measures are necessary.

**22. Hazardous Fire Area**

Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

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 within a high fire area; however, adjacent properties just east of the project site are within a high fire area. Therefore, incorporation of fire protection/vegetation management areas will be required to mitigate any potential impacts to a less than significant impact level.

**Mitigation:** 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. (COA. 50.FIRE.2 AND 60.FIRE.1)

**Monitoring:** Monitoring shall be conducted by the Fire Department.

**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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:** Riverside County Flood Control District Produced the following Flood Hazard Report:

"The site is located in a small valley between two ridgelines. There is minimal offsite runoff tributary to the portion of the site proposed for homes. The District owns and maintains Bundy Canyon Channel which outlets north of the project site. The flows from that channel are collected in a road-side channel along the east side of Monte Vista Drive within the site.

Potentially Significant impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Tentative Tract Map 31409 to the north proposes to extend the District's Bundy Canyon Channel to the boundary of this tract. TR31409 also proposes a detention basin on the northwest corner property of TR32024. The design of the channel and other drainage facilities proposed with this tract shall be coordinated with the proposed channel extension with Tentative Tract Map 31409 to the north.

TR32024 proposes to outlet the new section of Bundy Canyon Channel to the existing concrete lined channel constructed by Cal-Trans on the east side of Monte Vista Ave. In order to provide protection for Monte Vista Ave and all-weather access to tract 32024, this project will be required to show that the existing culvert under Monte Vista has the capacity to convey the tributary flow rate without escaping the channel. It may be necessary to extend the proposed box culvert under A Street to a positive connection with the box culvert under Monte Vista.

A detention basin, water quality basin and water quality swale is proposed onsite. The basin should be incised and embankment minimized. Side slopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled. Mitigation basins should be designed for joint use and be incorporated into open space or park areas.

Given that the construction of an outlet pipe for the detention basin would concentrate flows onto the adjacent property, a drainage easement will likely be required to be obtained from the affected property owner. Prior to the approval of rough grading plan or storm drain plans, the developer shall obtain a drainage easement from the property immediately south of TR32024. Alternatively, if the easement cannot be obtained, the developer shall modify the project's conceptual grading design and the conceptual storm drain design to insure the drainage patterns and quantities from TR32024 onto the property to the south remain at the pre-development conditions with respect to flow rate and point of concentration, to the satisfaction of the General Manager-Chief Engineer. Conformance with this alternative may result in the loss of lots from the project."

Furthermore, except for nuisance of the increase in runoff flood flows, the project is considered free from ordinary storm flood hazard because is not located within a 100-year flood plain. However, new construction should comply with all applicable ordinances. It should be noted that the development of this site will have impacts to water quality; Best Management Practices (BMPs) will be required to offset these impacts.

Mitigation: The proposed project shall submit a copy of the proposed improvement plans, grading plans, final map, environmental constraints sheet and any other necessary documentation along with supporting hydrologic and hydraulic calculations to the Riverside County Flood Control District for approval prior to the issuance of grading and building permits. The developer must pay all associated fees that will be requested by the Flood Control District. (COA: 10.FLOODRI.1, 10.FLOODRI.2, 10.FLOODRI.3, 10.FLOODRI.4, 10.FLOODRI.5, 10.FLOODRI.6, 10.FLOODRI.8, 10.FLOODRI.11, 10.FLOODRI.12, 10.FLOODRI.14, 10.FLOODRI.15, 10.FLOODRI.16, 10.FLOODRI.17, 60.FLOODRI.2, 60.FLOODRI.3, 60.FLOODRI.4, 60.FLOODRI.7, 80.FLOODRI.1, 80.FLOODRI.2, AND 80.FLOODRI.3)

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**24. Floodplains**

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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," and Riverside County Flood Control District Flood Hazard Report

Findings of Fact: Riverside County Flood Control District Produced the following Flood Hazard Report:

"The site is located in a small valley between two ridgelines. There is minimal offsite runoff tributary to the portion of the site proposed for homes. The District owns and maintains Bundy Canyon Channel which outlets north of the project site. The flows from that channel are collected in a road-side channel along the east side of Monte Vista Drive within the site.

Tentative Tract Map 31409 to the north proposes to extend the District's Bundy Canyon Channel to the boundary of this tract. TR31409 also proposes a detention basin on the northwest corner property of TR32024. The design of the channel and other drainage facilities proposed with this tract shall be coordinated with the proposed channel extension with Tentative Tract Map 31409 to the north.

TR32024 proposes to outlet the new section of Bundy Canyon Channel to the existing concrete lined channel constructed by Cal-Trans on the east side of Monte Vista Ave. In order to provide protection for Monte Vista Ave and all-weather access to tract 32024, this project will be required to show that the existing culvert under Monte Vista has the capacity to convey the tributary flow rate without escaping the channel. It may be necessary to extend the proposed box culvert under A Street to a positive connection with the box culvert under Monte Vista.

A detention basin, water quality basin and water quality swale is proposed onsite. The basin should be incised and embankment minimized. Side slopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled. Mitigation basins should be designed for joint use and be incorporated into open space or park areas.

Given that the construction of an outlet pipe for the detention basin would concentrate flows onto the adjacent property, a drainage easement will likely be required to be obtained from the affected property owner. Prior to the approval of rough grading plan or storm drain plans, the developer shall

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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obtain a drainage easement from the property immediately south of TR32024. Alternatively, if the easement cannot be obtained, the developer shall modify the project's conceptual grading design and the conceptual storm drain design to insure the drainage patterns and quantities from TR32024 onto the property to the south remain at the pre-development conditions with respect to flow rate and point of concentration, to the satisfaction of the General Manager-Chief Engineer. Conformance with this alternative may result in the loss of lots from the project."

Furthermore, except for nuisance of the increase in runoff flood flows, the project is considered free from ordinary storm flood hazard because is not located within a 100-year flood plain. However, new construction should comply with all applicable ordinances. It should be noted that the development of this site will have impacts to water quality; Best Management Practices (BMPs) will be required to offset these impacts.

Mitigation: The proposed project shall submit a copy of the proposed improvement plans, grading plans, final map, environmental constraints sheet and any other necessary documentation along with supporting hydrologic and hydraulic calculations to the Riverside County Flood Control District for approval prior to the issuance of grading and building permits. The developer must pay all associated fees that will be requested by the Flood Control District. (COA: 10.FLOODRI.1, 10.FLOODRI.2, 10.FLOODRI.3, 10.FLOODRI.4, 10.FLOODRI.5, 10.FLOODRI.6, 10.FLOODRI.8, 10.FLOODRI.11, 10.FLOODRI.12, 10.FLOODRI.14, 10.FLOODRI.15, 10.FLOODRI.16, 10.FLOODRI.17, 60.FLOODRI.2, 60.FLOODRI.3, 60.FLOODRI.4, 60.FLOODRI.7, 80.FLOODRI.1, 80.FLOODRI.2, AND 80.FLOODRI.3)

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District.

**LAND USE/PLANNING** Would the project

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>25. Land Use</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS, and Project Materials

Findings of Fact: **Change of Zone No. 06916** proposes to change the project's site current zoning designation from Rural Residential (R-R) to One-Family Dwellings (R-1), Commercial Office (C-O), and Open Area Combining Zone Residential Developments (R-5).

**Tentative Tract Map No. 32024** is a Schedule "A" subdivision of two (2) parcels totaling 39.5 acres into 70 single-family residential lots with a minimum lot size of 7,200 square feet (14.8 acres), five (5) open space lots (9.6 acres), one (1) commercial lot (7.4 acres), and a lot to be used as a detention basin for the surrounding tracts (0.5 acres).

The proposed project will not result in an alteration of the present and future planned land uses of the area, because existing land uses to the north of the project site are compatible and planned or proposed developments within the vicinity are compatible with the development proposed.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project is not located within a city sphere of influence. The project site is located within the Elsinore Area Plan.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**26. Planning**

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Source: RCIP Land Use Element, Staff review, GIS

Findings of Fact: **Change of Zone No. 06916** proposes to change the project's site current zoning designation from Rural Residential (R-R) to One-Family Dwellings (R-1), Commercial Office (C-O), and Open Area Combining Zone Residential Developments (R-5).

**Tentative Tract Map No. 32024** is a Schedule "A" subdivision of two (2) parcels totaling 39.5 acres into 70 single-family residential lots with a minimum lot size of 7,200 square feet (14.8 acres), five (5) open space lots (9.6 acres), one (1) commercial lot (7.4 acres), and a lot to be used as a detention basin for the surrounding tracts (0.5 acres).

The proposed subdivision is not consistent with the project site's existing zoning designation; therefore, a change of zone application is being process concurrently to permit residential lots with a minimum lot size of 7,200 sq. ft., to permit a large commercial lot (to be development at a later date), and to preserve a large portion of the project site as open space.

Surrounding land uses are vacant and single-family residential to the north, vacant to the west and east, and vacant land with a church to the south. Surrounding zoning designations are Rural Residential (R-R) and One-Family Dwellings (R-1) to the north, Rural Residential (R-R) to the west, south, and east, and Scenic Highway Commercial (C-P-S) to the west. The proposed subdivision is compatible with existing surrounding land uses and zoning designations.

Furthermore, the proposed subdivision will be consistent with the proposed One-Family Dwellings (R-1), Commercial Office (C-O), and Open Area Combining Zone Residential Developments (R-5) zoning designations. The proposed zoning designations are consistent with the existing general plan land use designations of Medium Density Residential (MDR) (2 – 5 DU/AC), Commercial Office (CO) (0.25 – 1.0 FAR), and Estate Density Residential – Rural Community (EDR-RC) (2 AC Min). The proposed subdivision is consistent with the land use designations and policies of the Elsinore Area Plan. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project is not located within a city sphere of influence and it will not disrupt or divide the physical arrangement of an established community.

Mitigation: Prior to Final Map recordation, Change of Zone No. 06916 shall be approved and adopted by the Board of Supervisors and shall be made effective. (COA: 50.PLANNING.4)

Monitoring: Monitoring shall be conducted by the Planning Department.

**MINERAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure OS-5 "Mineral Resources"

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 necessary.

Monitoring: No monitoring measures are necessary.

**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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Airport Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 a public use airport that would expose people working in the project site to excessive noise levels; or within the vicinity of a private airstrip that would expose people working in the project site to excessive noise levels.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**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 necessary.

Monitoring: No monitoring measures are necessary.

**30. Highway Noise**

NA  A  B  C  D

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact: The proposed subdivision is within close proximity to Interstate 15. However, the project site is not adjacent to Interstate 15 with an approximately 1,000 feet buffer between Interstate 15 and the project site's closest residential lot.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**31. Other Noise**

NA  A  B  C  D

Source: Project description and materials

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**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"/>
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"/>
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"/>
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"/>

Source: Project materials and description

Findings of Fact: The proposed project in itself will not create additional noise, but the future single-family residential development will create unavoidable incremental noise. Persons might be exposed to groundborne vibration or groundborne noise levels during construction of the project; however, to minimize ambient noise levels during construction of the proposed project, grading and construction shall be restricted to daylight hours. Construction equipment shall be maintained in good working order and cannot be serviced or repaired on 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

**33. Housing**

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,	<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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either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source: Project description, materials and 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 existing housing or people, because the site is currently vacant. 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 a County Redevelopment Area or cumulatively exceed official regional or local population projections.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

**34. Fire Services**

Source: RCIP Safety Element, Ordinance No. 659, and Project Review

Findings of Fact: The proposed project will incrementally increase the demand for fire services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned to comply with the requirements of the Riverside Fire Protection Department and for the payment of standard mitigation fees pursuant to Ordinance No. 659.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**35. Sheriff Services**

Source: RCIP

Findings of Fact: The proposed project will incrementally increase the demand for Sheriff's services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**36. Schools**

Source: Lake Elsinore Unified School District and RCIP

Findings of Fact: The proposed project is located within the Lake Elsinore Unified School District. This project is subject to the payment of school fees. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard school impact fees in accordance with state law.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**37. Libraries**

Source: RCIP and Project Review

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**38. Health Services**

Source: RCIP and Project Review

Findings of Fact: The proposed project will not create a significant incremental demand for health services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**RECREATION**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>39. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: The proposed subdivision is located within the Sphere of Influence of the CSA 152A, which is responsible for the collection of Quimby fees. The developer shall be required to annex into the District for maintenance of public parks, open space, multi-use trails, and detention basin lots. With the incorporation of the recommended mitigation measures, the project will not have a significant impact on parks or recreational facilities.

Mitigation: The proposed project shall provide payment of Quimby fees. (COA: 50.PLANNING.8 AND 90.PLANNING.4).

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

<b>40. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Elsinore Area Plan, Figure 8 "Trails and Bikeway System"

Findings of Fact: A community trail runs through the project site. However, the trail has been relocated per the Riverside County Regional Park and Open-Space District and will therefore have a less than significant impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**TRANSPORTATION/TRAFFIC** Would the project

<b>41. Circulation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g. , sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP and Project Review "Transportation Department"

Findings of Fact: The proposed project will not substantially increase required parking, change air traffic patterns, alter waterborne, rail, or air traffic, result in inadequate emergency access or access to nearby uses, conflict with policies supporting the use of alternative transportation modes, or create design hazards.

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.

Mitigation: The propose project shall make the following improvements: a) all road as identified by the Transportation Department shall be completed and paved to finish grade, b) storm drains and flood control facilities shall be completed, c) water systems including fire hydrants shall be installed and operational, d) sewer system shall be installed and operational, and e) landscaping and irrigation shall be installed and operational. All the facilities improvements noted shall be completed and operational upon completion of 80 percent of the project. All fees and dedications shall be pay to the appropriate agencies prior to building final inspection. (COA: 10.TRANS.1, 10.TRANS.7, 10.TRANS.9, 50.TRANS.2, 50.TRANS.4, 50.TRANS.9, 90.TRANS.1, 90.TRANS.2, AND 90.TRANS.6)

Monitoring: Monitoring shall be conducted by the Transportation Department.

**42. Bike Trails**

Source: RCIP

Findings of Fact: There are no bike trails that will be impacted by the proposed project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**UTILITY AND SERVICE SYSTEMS** Would the project

**43. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact: The Elsinore Valley Municipal Water District will service the project with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. There is a sufficient water supply available to serve the project from existing entitlements and resources.

This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**44. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider which serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact: The Elsinore Valley Municipal Water District will service the project with sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not result in the construction of new wastewater treatment facilities, including septic

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.

This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**45. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?

Source: RCIP and Riverside County Waste Management Review

Findings of Fact: The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be consistent with the County Integrated Waste Management Plan.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**46. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<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: The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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utilities. The project is not anticipated to be in conflict or create any significant impacts associated with the adopted energy conservation plans.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**OTHER**

47. Other:

Source: Staff Review

Findings of Fact: No other issues of concern were identified.

Mitigation: None

Monitoring: None

**OTHER**

48. Other:

Source: Staff Review

Findings of Fact: No other issues of concern were identified.

Mitigation: None

Monitoring: None

**OTHER**

49. Other:

Source: Staff Review

Findings of Fact: No other issues of concern were identified.

Mitigation: None

Monitoring: None

**MANDATORY FINDINGS OF SIGNIFICANCE**

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 and Application Materials

Findings of Fact: Development of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause 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 because all of these concerns were addressed through project design.

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

Source: Staff Review and 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. All environmental concerns have been address through the Environmental Assessment prepared for the proposed project.

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

Source: Staff Review and 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 that will cause substantial adverse effects on human beings, either directly or indirectly?

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

Findings of Fact: The proposed project would not result in environmental effects, which would cause substantial adverse impacts 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:**

1. RCIP: Riverside County Integrated Project;
2. County Geologic Report (GEO) No. 1464;
3. "Paleontological Survey of the 40-Acre Property APN 367-140-007 & 367-140-011 South of Bundy Canyon Road, Wildomar, Riverside County, California," prepared by John Minch and Associates, dated May 2003;
4. "A Cultural Resources Assessment of a 39.5-acre Parcel as Shown on TTM32024, Located Adjacent to Monte Vista Drive, Wildomar, Riverside County," prepared by John Minch and Associates, dated May 25, 2004;
5. "U.S. Fish and Wildlife Service Protocol Level Presence/Absence Surveys for the Quino Checkerspot Butterfly," prepared by HELIX Environmental Planning, Inc., dated May 27, 2004;
6. "Monte Vista Ranch Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Compliance," prepared by HELIX Environmental Planning, Inc., dated June 29, 2005;
7. "Burrowing Owl Survey for Monte Vista Ranch Property," prepared by HELIX Environmental Planning, Inc., dated August 3, 2005; and,
8. "Determination of Biologically Equivalent or Superior Preservation Analysis for Monte Vista Ranch," prepared by HELIX Environmental Planning, Inc., dated October 26, 2005.

**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**

**County Approved TTM No. 32024**

# TENTATIVE TRACT MAP NO. 32024

COUNTY OF RIVERSIDE

BEING A PORTION OF SEC. 26, T6S, R4W, S.B.M.

DATE: JANUARY 10, 2005



**LEGAL DESCRIPTION**

**PARCEL 1:**  
THE NORTH HALF OF THE WEST HALF OF LOT 178 OF SECCO TRACT NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 10 TO PAGES 58 THROUGH 73 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JUNE 5, 1978 AS INSTRUMENT NO. 14892 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:  
THAT PORTION OF THE NORTH HALF OF THE WEST HALF OF LOT 178 OF SECCO TRACT NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 10 TO PAGES 58 THROUGH 73 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:  
BEGINNING AT A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT 178;  
THENCE SOUTH 88 DEGREES 01'56" EAST 24 FEET;  
THENCE SOUTH 1 DEGREE 11'33" WEST 4.35 FEET;  
THENCE SOUTH 1 DEGREE 11'00" WEST 631.41 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE WEST HALF OF SAID LOT;  
THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 05'14" WEST 24 FEET TO A POINT ON THE WEST LINE OF SAID LOT;  
THENCE ALONG SAID WEST LINE, NORTH 1 DEGREE 11'00" EAST 655.79 FEET TO THE POINT OF BEGINNING.

**ENGINEER**  
K & A ENGINEERING, INC.  
357 N. SHERIDAN STREET, SUITE 117  
CORONA, CA 92683  
PHONE: (951) 278-1800  
PROJECT MANAGER: LARRY STROCKEY, P.E.

**APPLICANT**  
MONTE VISTA RANCH LLC  
2721 W. COAST HIGHWAY  
NEWPORT BEACH, CA 92663  
CONTACT: ERIC LINDSAY  
PHONE: (949) 452-7224

**OWNERS**  
HOWARD AND DIANE SAPPINGTON  
4922 W. 129TH ST.  
MANTONVILLE, CA 92559  
PHONE: (310) 675-3517

**CONTIGUOUS OWNERSHIP STATEMENT**  
THIS TTM INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND OF THE DEVELOPER.

**UTILITIES AND SERVICES**

AGENCY SERVING THE AREA	FACILITIES PRESENT
ELECTRIC: SOUTHERN CALIFORNIA EDISON	YES
GAS: SOUTHERN CALIFORNIA GAS CO.	YES
TELEPHONE: PACIFIC BELL	YES
CABLE TV: NONE	NO
WATER: ELSHORE VALLEY MUNICIPAL WATER DISTRICT	YES
SEWER: ELSHORE VALLEY MUNICIPAL WATER DISTRICT	YES
SCHOOL DIST: LAKE ELSHORE UNIFIED SCHOOL DISTRICT	---

**PROPERTY ACREAGE**  
TOTAL TTM GROSS 39.5 AC

**ASSESSOR'S PARCEL NUMBER**  
367-140-007  
367-140-011

**SECTIONS, TOWNSHIPS AND RANGES**  
SOUTHWEST QUARTER OF SEC. 26, T6S, R4W, S.B.M.

**THOMAS BROTHERS MAP**  
THOMAS GUIDE RIVERSIDE (2002) PAGE 897,898,904

**EXISTING GENERAL PLAN DESIGNATIONS**  
COMMERCIAL OFFICE (CO)  
MEDIUM RESIDENTIAL (MR) (2-5 DU PER AC)  
RURAL COMMUNITY ESTATE RESIDENTIAL (ECR-RC) (2 AC MIN LOT)

**PRESENT USE**  
VACANT

**PROPOSED USE**  
RESIDENTIAL

**EXISTING ZONING**  
THE EXISTING ZONING OF THIS PROPERTY IS RURAL RESIDENTIAL (R-R)

**PROPOSED ZONINGS**  
R-1 (ONE FAMILY DWELLINGS) (7200 SF MIN.)  
R-2 RURAL RESIDENTIAL

**PROPOSED DEVELOPMENT**  
7,200 SF. MIN. LOTS (70 LOTS) 14.8 AC  
COMMERCIAL LOT #71 7.4 AC  
OPEN SPACE LOTS (72-74) 8.3 AC  
LAND TRANSFER AREAS 0.3 AC  
STORM WATER LOTS (75-78) 0.3 AC  
LOT 77 0.5 AC  
ON-SITE STORM DRAIN EMT. 1.5 AC  
ON-SITE STREET (4380 LF) 3.6 AC  
TOTAL AREAS = 39.5 AC

**PROPOSED IMPROVEMENT SCHEDULE**  
SCHEDULE "A"

**EARTHWORK QUANTITY ESTIMATE**  
375,000 CY CUT  
375,000 CY FILL

**PROPOSED STORM DRAINS**  
PROPOSED DRAINAGE & STORM DRAIN SYSTEMS WILL BE CONSTRUCTED WITH SUBDIVISION. STORM DRAIN SYSTEMS SHALL BE MAINTAINED BY R.C.T.D. OR R.C.F.C. & W.C.D.

**GEOLOGIC HAZARD NOTE**  
PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION GEOLOGIC HAZARDS, ALBERT-HROBEK OR SPECIAL STUDIES ZONE

**COMMUNITY SERVICES DISTRICT**  
PROJECT SITE IS NOT WITHIN A CSD.

**WELLS**  
THERE ARE NO KNOWN EXISTING WELLS ON SITE OR WITHIN 300 FEET OF PROPERTY

**ASSESSMENT DISTRICTS**  
PROJECT SITE IS NOT IN AN ASSESSMENT DISTRICT

**OPEN SPACE MAINTENANCE**  
OPEN SPACE LOTS WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR A CSA.

**AERIAL TOPOGRAPHY**  
THE TOPOGRAPHY IS BASED ON AIRBORNE MAPPING AERIAL PHOTOGRAMMETRY DATED NOV. 3, 2003

**PROPOSED SUBSURFACE SEPTIC DISPOSAL**  
THERE IS NO SUBSURFACE SEPTIC DISPOSAL PROPOSED FOR THIS PROJECT.

**MOBILE HOME AND R.V. PARKING**  
THERE ARE NO DESIGNATED MOBILE HOME OR R.V. PARKING FACILITIES PROPOSED FOR THIS PROJECT.

**EXISTING EASEMENT NOTES**  
THERE ARE NO KNOWN EASEMENTS WITHIN THE PROJECT BOUNDARY.

**TRANSMISSION LINES**  
THERE ARE NO TRANSMISSION LINES WITHIN THE PROPERTY.

**FLOOD PLAIN DESIGNATION**  
THIS SITE IS IN FLOOD ZONE "C". THIS PROJECT IS IN THE SANTA MARGARITA WATERSHED DRAINAGE AREA.

**COMMON AREA MAINTENANCE**  
THERE ARE NO COMMON LOTS.

THIS LAND IS NOT SUBJECT TO OVERFLOW INUNDATION OR FLOOD HAZARD

**LEGEND**

PARCEL BOUNDARY	---
PROPOSED EASEMENT	---
EXISTING EASEMENT	---
PROPOSED CONTOUR	---
EXISTING CONTOUR	---
LOT NUMBER	90
PAID ELEVATION	P=1480.0
100 YEAR FLOW IN CURB FEET PER SECOND	0FS
DRAINAGE AREA	AC

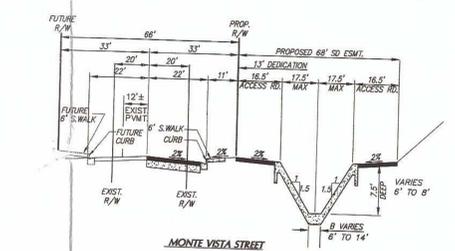
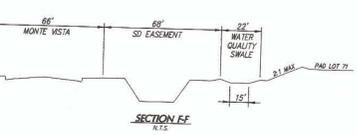
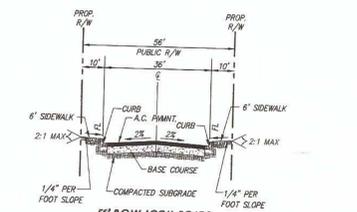
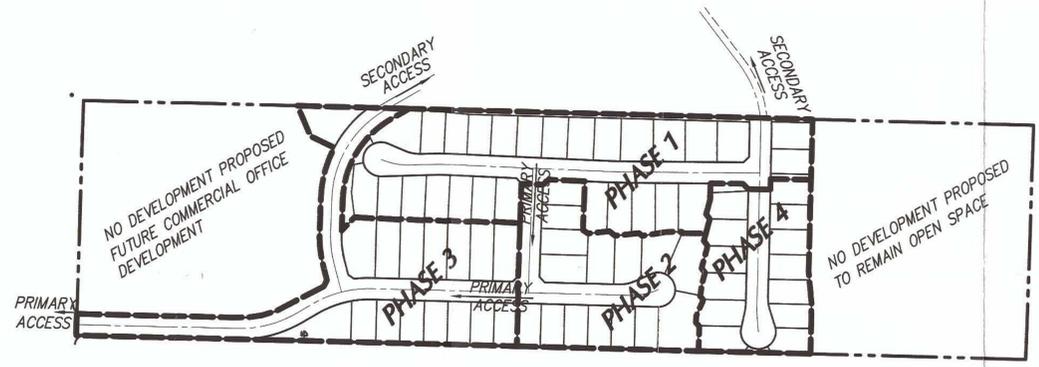
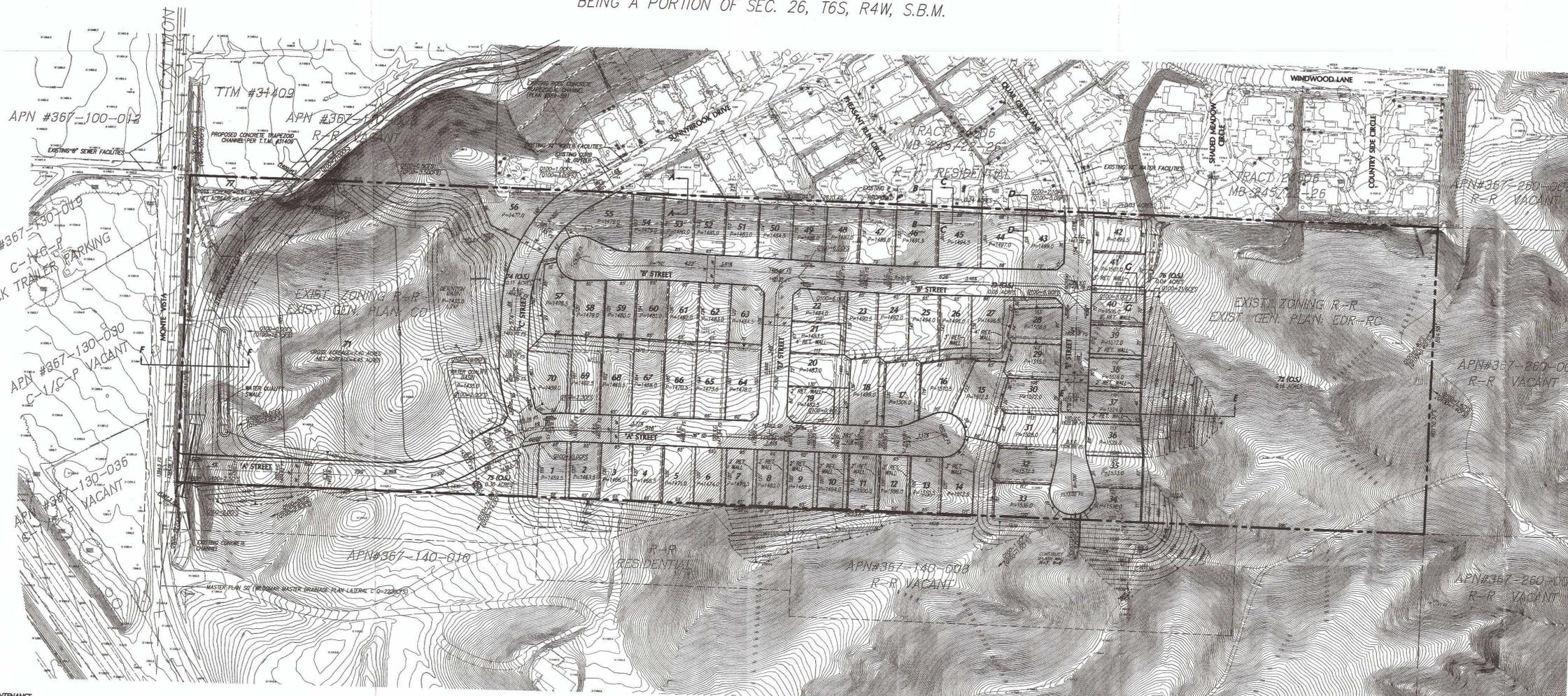
**SECTION A-A**  
N.T.S.

**SECTION B-B**  
N.T.S.

**SECTION C-C**  
N.T.S.

**SECTION D-D**  
N.T.S.

**SECTION E-E**  
N.T.S.



**LOT SUMMARY**

Lot Number	Lot Area	Post Area	LOT WIDTH	LOT DEPTH
1	8,962	6,679	719	120
2	7,800	6,949	65	120
3	7,800	6,960	65	120
4	7,800	6,960	65	120
5	7,800	6,960	65	120
6	7,800	6,960	65	120
7	7,800	6,960	65	120
8	7,800	6,960	65	120
9	7,800	6,960	65	120
10	7,800	6,960	65	120
11	7,800	6,960	65	120
12	7,800	6,960	65	120
13	7,800	6,960	65	120
14	16,539	7,000	65	120
15	14,059	8,697	100	153
16	10,175	6,416	65	115
17	10,105	8,720	75	137
18	10,667	6,416	65	115
19	10,059	8,429	75	144
20	9,176	6,559	73	130
21	7,732	6,051	65	115
22	7,828	6,558	70	115
23	9,217	7,108	65	146
24	8,652	7,446	65	142
25	8,332	6,610	65	146
26	8,817	6,527	65	139
27	11,595	6,657	68	136
28	8,145	6,510	65	104
29	8,339	6,510	65	104
30	8,689	7,021	75	114
31	9,078	7,710	75	120
32	8,152	6,051	75	116
33	8,741	7,334	75	120
34	2,533	8,307	61	128
35	7,289	6,500	65	120
36	7,740	6,600	65	110
37	7,743	6,635	70	110
38	7,740	6,600	70	110
39	7,740	6,600	70	110
40	7,740	6,600	70	110
41	7,740	6,600	70	110
42	8,263	6,674	65	110
43	8,263	6,674	65	110
44	10,127	10,127	88	126
45	10,436	6,621	89	129
46	10,714	6,887	80	127
47	8,803	7,985	74	131
48	8,550	7,808	72	130
49	8,258	7,255	71	129
50	8,161	7,466	71	127
51	8,063	7,686	71	128
52	7,311	6,659	65	125
53	8,284	7,289	65	124
54	7,730	6,926	65	123
55	11,458	10,866	119	117
56	11,714	10,289	78	140
57	9,246	8,883	65	143
58	8,778	7,791	65	124
59	8,041	7,294	65	124
60	8,267	7,757	65	127
61	8,275	7,789	65	127
62	8,218	7,590	65	125
63	8,668	8,073	75	167
64	11,370	6,443	80	114
65	10,667	7,732	65	166
66	10,690	7,948	65	166
67	10,719	7,943	65	165
68	10,748	7,790	65	165
69	10,777	7,453	65	163
70	14,154	8,419	81	164
Sum	634,466			
Average	9,064			
AVG. WIDTH			72'	
AVG. DEPTH			128'	

**REVISIONS**

DESCRIPTION	APD	REV	DATE
AMENDMENT #1 - PLANNING ONLY	4	9/30/05	
AMENDMENT #2 - CIV. NOTE & BUILDING DEPT. ONLY	3	5/24/05	
AMENDMENT #3	2	1/10/05	
AMENDMENT #4	1	3/24/04	

**ENGINEERING**  
LAND PLANNING  
SURVEYING  
357 N. SHERIDAN STREET  
CORONA, CALIFORNIA 92680  
TEL: (951) 278-1800  
FAX: (951) 278-4380

TR32024  
Amended No. 3  
Dated: 10/30/05  
Planner: M. Staples

**APPROVED**  
APR 04 2006  
BY BOARD OF SUPERVISORS

**EXHIBIT "p"**

**COUNTY OF RIVERSIDE**  
TENTATIVE TRACT MAP  
NO. 32024  
SCHEDULE "A"

Drawn By: BC  
Checked By: AB  
Scale: 1"=80'

DWG. NO. 1  
SHEET 1  
OF 1 SHEETS