



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #2.3
PUBLIC HEARING
Meeting Date: December 2, 2015

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: Tentative Tract Map No. 31896 Minor Change (PA 15-0099):

Planning Commission review and consideration of a minor change to a Riverside County approved Tentative Tract Map (TTM No. 31896) requested by MDMG, Inc. (Applicant) located on the northwest corner of Palomar Street and Starbuck Circle (APN: 380-210-003, 004, 005, 008, 016, and 380-160-018).

STAFF REPORT

RECOMMENDATION:

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2015-22

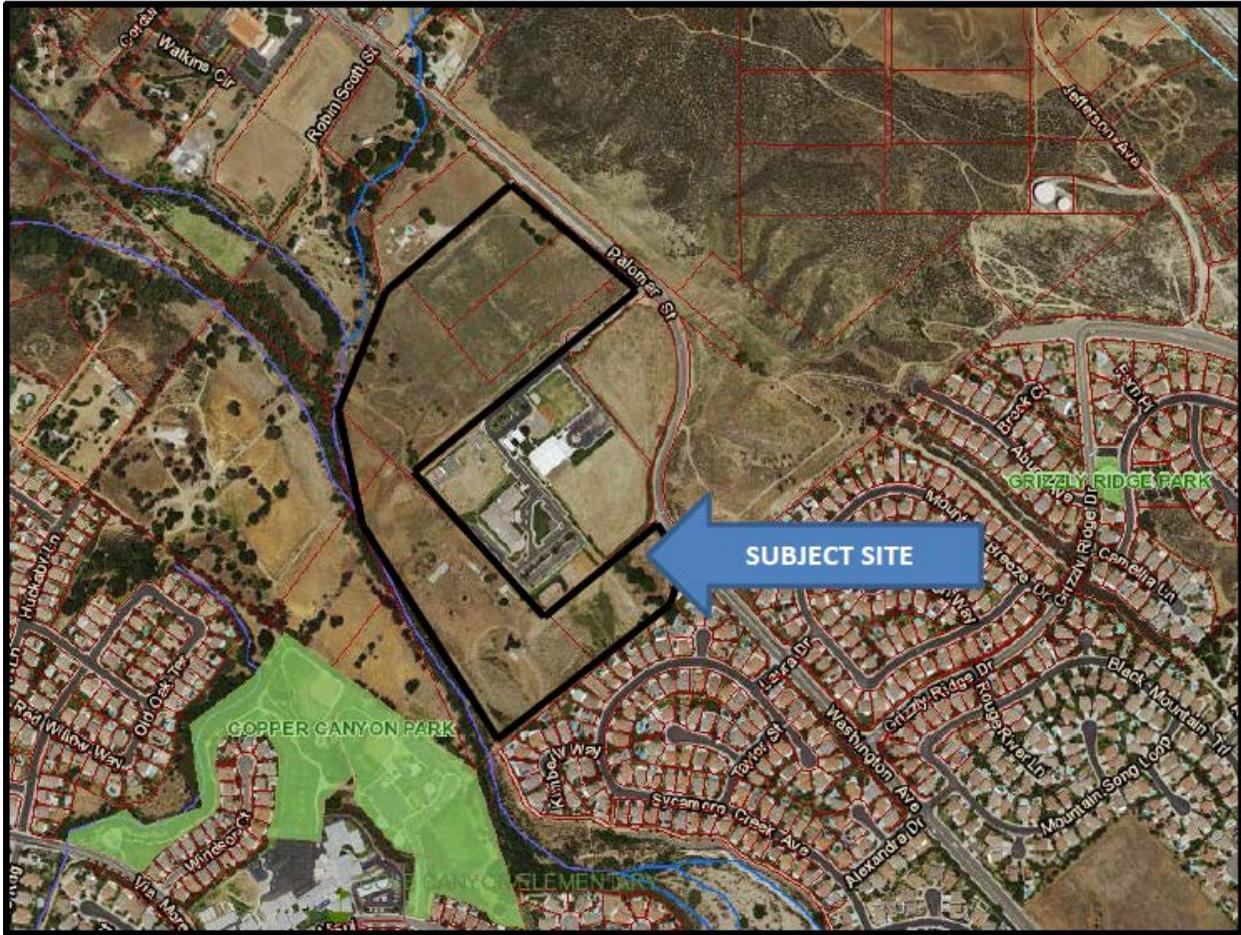
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A MINOR CHANGE TO TENTATIVE TRACT MAP NO. 31896 (PLANNING APPLICATION NO. 15-0099), SUBJECT TO THE ORIGINAL CONDITIONS OF APPROVAL ADOPTED BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS ON APRIL 4, 2006, LOCATED ON THE NORTHWEST CORNER OF PALOMAR STREET AND STARBUCK CIRCLE (APN: 380-210-003, 004, 005, 008, & 016)

DESCRIPTION / BACKGROUND:

The applicant is proposing five (5) minor changes to an approved tentative tract map (TTM No. 31896). The applicant has submitted the final map and street improvement plans for TTM No. 31896 to the Engineering Department for review. As part of this review, the City Engineer determined that the submitted final map did not substantially conform to the approved tentative map, and the applicant needed to apply for a minor change before the final map is approved by the City Council (no date determined). Tentative Tract Map No. 31896 is an approved 131 lot single family residential subdivision located on the generally on northwest corner of Palomar Street and Starbuck Circle.

The vicinity map on the following page shows the project site location and surrounding area.

Vicinity/Location Map



Tract Map No. 31896 – County Approved Exhibit



Proposed Minor Changes:

The minor changes are being processed under the requirements of Title 16, Section 16.12.220 of the Wildomar Municipal Code (Subdivision Ordinance). The minor changes to Tentative Tract Map No. 31896 being requested by the Applicant are as follows:

1. Reduce the number of single family residential lots from 131 to 126.
2. Revise the lot layout for Lots #12, 27, 29, 30, 49, 54, 77, and 78.
3. Revise the tract map to show rear and side yard slopes.
4. Increase the minimum lot depth for lots at the end of the cul-de-sacs.
5. Revise the street alignments slightly for Streets A, B, & C to accommodate larger lot depths & better design.

DISCUSSION / ANALYSIS:

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

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

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

- 1) Request - Reduce the number of single family residential lots from 131 to 126.

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

- 2) Request - Revise the lot layout for Lots #12, 27, 29, 30, 49, 54, 77, and 78.

Staff Determination - This request meets the definition of a minor change since the request is being made to modify the lot layout without resulting in a violation of the lot width and depth requirements of the R-1 zone, thereby, assuring the modified lot lines remain in compliance with the R-1 zone standards for minimum lot size, lot depth and lot width.

- 3) Request - Revise the tract map to show rear and side yard slopes.

Staff Determination - This request meets the definition of a minor change since the request to modify the tract map to add side and rear yard slopes/information not noted on the original tract map does not negatively impact the original design, nor does it conflict with the requirements to provide side and rear yard areas mandated in the R-1 zone standards.

- 4) Request - Increase the minimum lot depth for lots at the end of the cul-de-sacs.

Staff Determination - This request meets the definition of a minor change since the increased lot depths is a change to lot design. Further, this minor change does not negatively impact the original design, nor does it conflict with the requirements to meet minimum 7,200 square-foot lot size as mandated in the R-1 zone standards.

- 5) Request – Revise the street alignments slightly for Streets A, B, & C to accommodate larger lot depths & better design.

Staff Determination - This request meets the definition of a minor change since the roadway shift retains the basic design concept approved with the original tentative tract map, and does not impact the traffic flow within the tract map.

For Commission consideration, a copy of the County approve conditions of approval is provided in Attachment A, Exhibit 1, the County adopted MND/EA 39384 is provided in Attachment B, and a copy of the approved Riverside County TTM NO. 31896 and the Minor Change Tract Map are provided in Attachments C and D, respectively.

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. 39384) was prepared, considered and adopted by the Riverside County Board of Supervisor’s on January 9, 2007 as part of its approval of Tentative Tract Map No. 31896. The accompanying Change of Zone from R-R & M-SC to R-1 & W-1 was also approved by the Board on January 9, 2007. 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. 31896, the County identified eight (8) areas with potentially significant impacts. Of the impact categories identified, the conclusion in EA 39384 is that all impacts are fully mitigated by the adopted mitigation measures contained in EA 39384, 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 further 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).

Staff has determined after a 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 to the Project:

CEQA would require a subsequent EIR to be prepared for this minor change project if substantial changes are made to the project that create new significant impacts or a substantial increase in previously identified significant impacts. With the applicant’s proposal to: 1) reduce the number of lots from 131 to 126; 2) revise the lot layout for Lots #12, 27, 29, 30, 49, 54, 77, and 78; 3) revise the tract map to show rear and side yard slopes; 4) increase the minimum lot depth for lots at the end of the cul-de-sacs; and 5) revise the street alignments slightly for Streets A, B, & C to accommodate larger lot depths & better design, the Planning Commission has determined, through the staff’s recommendation that this minor change does not constitute a substantial change to the project that would trigger the requirement for a subsequent EIR.

2) No Substantial Changes to the Project’s Circumstances:

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. 31896. Since incorporation, the City has not made any amendments to the General Plan land use designation of Medium Density Residential (MDR) that would affect the approved tentative tract map. Further, the City has not made any amendments to the R-1 zone that would affect the development standards applicable to the approved tract map. In addition, the applicant and City staff have thoroughly investigated whether the environmental setting for Tentative Tract Map No. 31896 has changed since the map was first approved by the Riverside County Board of Supervisors on January 9, 2007, and has determined that the environmental setting is substantially the same as it was in 2007.

Therefore, 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 39384) 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 minor change request being considered for TTM No. 31896 does not include any request for significant technical or physical changes to the design, specifications, conditions or requirements for construction of the project covered by the approved tentative tract map. Further, knowing that storm water

conveyance and flooding concerns are present along Murrieta Creek, it is important to note that the original approval for the tentative tract map included conditions/requirements to construct pad elevations above the 100-year water surface or floodway elevation for the Murrieta Creek, which ever is greater. This condition remains in full force and effect.

3) *No New Information of Substantial Importance:*

This final element under CEQA Guideline 15162(a) requires a showing that there is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time of the original project approval. The City has not been made aware of any new information that was not known and could not have been known at the time the Riverside County Board of Supervisors originally approved the Mitigated Negative Declaration (MND) that evidences new or increased significant environmental effects or that new mitigation measures or mitigation measures previously found infeasible are available that would substantially decrease the project's environmental impacts.

While the minor change is a discretionary decision to be made by the Planning Commission, there have been no significant changes in the project, no significant 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. Therefore, no conditions exist that might otherwise require a subsequent EIR, subsequent MND or subsequent Negative Declaration or an Addendum pursuant to Title 14 Cal. Code Regs. Section 15162. Therefore, it can be concluded with certainty that no additional CEQA documentation is required.

PUBLIC NOTICING

In accordance with Title 16, Sections 16.12.220 and 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. 31896. 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. 31896. 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. 2015-22
Exhibit 1 – County Approved Conditions TM 31896 (dated 7/9/07)
- B. County Approved Environmental Assessment (MND - EA No. 39384)
- C. County Approved TTM No. 31896 Exhibit (dated 7/9/07)
- D. TTM No. 31896 Minor Change Tract Map Exhibit

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. 2015-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A MINOR CHANGE TO TENTATIVE TRACT MAP NO. 31896 (PLANNING APPLICATION NO. 15-0099), SUBJECT TO THE ORIGINAL CONDITIONS OF APPROVAL ADOPTED BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS ON APRIL 4, 2006, LOCATED ON THE NORTHWEST CORNER OF PALOMAR STREET AND STARBUCK CIRCLE (APN: 380-210-003, 004, 005, 008, & 016)

WHEREAS, an application for a Minor Change to Tentative Tract Map No. 31896 (Planning Application No. 15-0099) has been filed by:

Applicant / Owner: Jeff Rhoads, R&H Wildomar 1, LLC
Authorized Agent: Mr. Larry Markham, MDMG, Inc.
Project Location: NWC of Palomar Street and Starbuck Circle
APN Number: 380-210-003, 004, 005, 008, 016, and 380-160-018; and

WHEREAS, the County of Riverside Board of Supervisors approved Tentative Tract Map No. 31896 on January 9, 2007, and in connection with said approval, also adopted a Mitigated Negative Declaration (EA No. 39384); and

WHEREAS, Tentative Tract Map No. 31896 was approved by the Riverside county Board of Supervisors to subdivide 46.73 acres into 131 lots for future single family residential development, including one (1) lot for open space; and

WHEREAS, Tentative Tract Map No. 31896 was automatically extended by SB 1185, AB 333, AB 208 & AB 116, which resulted in the addition of a new expiration date of January 9, 2017; and

WHEREAS, in accordance with Title 16, Sections 16.12.220 and 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. 31896 proposed by R&H Wildomar 1, LLC; and

WHEREAS, in accordance with Title 16, Sections 16.12.220 and 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. 31896 proposed by R&H Wildomar 1, LLC; and

WHEREAS, in accordance with Title 16, Sections 16.12.220 and 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. 31896 proposed by R&H Wildomar 1, LLC; and

WHEREAS, in accordance with Wildomar Municipal Code Section 16.12.220, the City of Wildomar Planning Commission conducted the duly noticed public hearing on 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. 31896 proposed by R&H Wildomar 1, 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. 39384) was prepared, considered and adopted by the Riverside County Board of Supervisor’s on January 9, 2007 as part of its approval of Tentative Tract Map No. 31896. The accompanying Change of Zone from R-R & M-SC to R-1 & W-1 was also approved by the Board on January 9, 2007. 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. 31896, the County identified eight (8) areas with potentially significant impacts. Of the impact categories identified, the conclusion in EA 39384 is that all impacts are fully mitigated by the adopted mitigation measures contained in EA 39384, 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 further discretionary approval is required for the project the lead agency may determine, based on substantial evidence, whether additional environmental review of the project is warranted. More specifically, if one or more of the conditions stated in Guideline 15162(a) are present (discussed in more detail below), then the lead agency must prepare a subsequent EIR for the project. If none of the conditions stated in Guideline 15162(a) are present, then the lead agency has the discretion to determine whether to require a lesser form of environmental review (such as an addendum) or no further documentation at all. (Guideline 15162(b)).

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

“(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of

new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

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

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

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

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

The Planning Commission hereby finds and determines that the proposed minor changes to the final map for Tentative Tract Map No. 31896 do not trigger any of the conditions that would require the preparation of a subsequent EIR as follows:

1) *No Substantial Changes to the Project:*

CEQA would require a subsequent EIR to be prepared for this minor change project if substantial changes are made to the project that create new significant impacts or a substantial increase in previously identified significant impacts. With the applicant's proposal to: 1) reduce the number of lots from 131 to 126; 2) revise the lot layout for Lots #12, 27, 29, 30, 49, 54, 77, and 78; 3) revise the tract map to show rear and side yard slopes; 4) increase the minimum lot depth for lots at the end of the cul-de-sacs; and 5) revise the street alignments slightly for Streets A, B, & C to accommodate larger lot depths & better design, the Planning Commission has determined, through the staff's recommendation that this minor change does not constitute a substantial change to the project that would trigger the requirement for a subsequent EIR.

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

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. 31896. Since incorporation, the City has not made any amendments to the General Plan land use designation of Medium Density Residential (MDR) that would affect the approved tentative tract map. Further, the City has not made any amendments to the R-1 zone that would affect the development standards applicable to the approved tract map. In addition, the applicant and City staff have thoroughly investigated whether the environmental setting for Tentative Tract Map No. 31896 has changed since the map was first approved by the Riverside County Board of Supervisors on January 9, 2007, and has determined that the environmental setting is substantially the same as it was in 2007.

Therefore, 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 39384) due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects.

3) *No New Information of Substantial Importance:*

This final element under CEQA Guideline 15162(a) requires a showing that there is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time of the original project approval. The City has not been made aware of any new information that was not known and could not have been known at the time the Riverside County Board of Supervisors originally approved the Mitigated Negative Declaration (MND) that evidences new or increased significant environmental effects or that new mitigation measures or mitigation measures previously found infeasible are available that would substantially decrease the project's environmental impacts.

While the minor change is a discretionary decision to be made by the Planning Commission, there have been no significant changes in the project, no significant 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. Therefore, no conditions exist that might otherwise require a subsequent EIR, subsequent MND or subsequent Negative Declaration or an Addendum pursuant to Title 14 Cal. Code Regs. Section 15162. Therefore, it can be concluded with certainty that no additional CEQA documentation is required.

SECTION 2. MINOR CHANGE CRITERIA/FINDINGS.

In accordance with the definition of a minor change outlined in Section 16.04.060 (Definitions) of the Subdivision Ordinance, the Planning Commission hereby determines

that the proposed changes (as outlined below) to Tentative Tract Map No. 31896 meet the criteria for a minor change as follows:

- 1) Request - Reduce the number of single family residential lots from 131 to 126.

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

- 2) Request - Revise the lot layout for Lots #12, 27, 29, 30, 49, 54, 77, and 78.

Staff Determination - This request meets the definition of a minor change since the request is being made to modify the lot layout without resulting in a violation of the lot width and depth requirements of the R-1 zone, thereby, assuring the modified lot lines remain in compliance with the R-1 zone standards for minimum lot size, lot depth and lot width.

- 3) Request - Revise the tract map to show rear and side yard slopes.

Staff Determination - This request meets the definition of a minor change since the request to modify the tract map to add side and rear yard slopes/information not noted on the original tract map does not negatively impact the original design, nor does it conflict with the requirements to provide side and rear yard areas mandated in the R-1 zone standards.

- 4) Request - Increase the minimum lot depth for lots at the end of the cul-de-sacs.

Staff Determination - This request meets the definition of a minor change since the increased lot depths will change lot design. Further, this minor change does not negatively impact the original design, nor does it conflict with the requirements to meet minimum 7,200 square-foot lot size as mandated in the R-1 zone standards.

- 5) Request – Revise the street alignments slightly for Streets A, B, & C to accommodate larger lot depths & better design.

Staff Determination - This request meets the definition of a minor change since the roadway shift retains the basic design concept approved with the original tentative tract map, and does not impact the traffic flow within the tract map.

SECTION 3. PLANNING COMMISSION ACTION

The Planning Commission of the City of Wildomar, based on the criteria/findings above, hereby adopts PC Resolution No. 2015-22 taking the following actions:

1. Approval of Minor Changes: The Planning Commission hereby approves the minor changes to Tentative Tract Map No. 31896 as described in the staff report

and illustrated in Attachment D of the staff report, subject to the original conditions of approval adopted by the Riverside County Board of Supervisors on January 9, 2007, as noted herein as Exhibit 1 of this Resolution; and

2. In accordance with CEQA law, the Planning Commission hereby directs the Planning Director to prepare and file a Notice of Determination (NOD) with the Riverside County Clerk within five (5) working days of project approval. Said notice must include the required County Clerk Administration fee.

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:

Veronica Langworthy
Planning Commission Chairman

ATTEST:

Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

Eric L. Vega, Assistant City Attorney

**EXHIBIT 1
(ATTACHMENT A)**

County Approved Conditions of Approval for TM 31896



TRACT MAP Tract #: TR31896

Parcel: 380-210-005



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. 31896 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31896, Amended No. 5, dated 5/9/06.

APPROVED EXHIBIT L-1 = EXHIBIT L-1 (Sheets 1 - 4) = Comprehensive Landscaping Plan and Wall & Fence Plan for Tentative Tract Map No. 31896, Amended No. 1, dated 11/07/06.

APPROVED EXHIBIT L-2 = EXHIBIT L-2 (Sheets 1 - 21) = Amenities Specification Booklet for Comprehensive Landscaping Plan (EXHIBIT L-1), dated 10/05/06.

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 46.73 gross acres into 131 single-family residential lots with a minimum lot size of 7,200 sq. ft. and a 6.65-acre Open Space Lot.

10. EVERY. 3 MAP - HOLD HARMLESS

INEFFECT

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

TRACT MAP Tract #: TR31896

Parcel: 380-210-005

10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST INEFFECT

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

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 DRNAGE 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. GENERAL CONDITIONS

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 31896 is a proposal to divide 46.73 acres into residential lots in the Murrieta area. The project site is located on the northeast bank of Murrieta Creek east of Slaughter House Canyon, west of Palomar Street, and north

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10. GENERAL CONDITIONS

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

of Rancho Temecula.

MURRIETA CREEK:

The Murrieta Creek 100-year floodplain covers large portions of the site along the southern boundary. The tentative map proposes significant encroachment into the floodplain. The applicant has proposed revetted side slopes with toe protection down to the thalweg elevation of the well defined watercourse. The tentative map exhibit shows that the construction (and future District maintenance) of the slope revetment can be accomplished without disturbing the jurisdictional area delineated for Murrieta Creek. This concept shall be executed as proposed. Both the greenbelt channel facility and maintenance area setback are proposed to District standards. In addition, the alignment of the maintenance road connecting to the city maintenance road is correctly shown on a separate exhibit dated January 3rd, 2006.

The site is within the 100-year Zone A floodplain limits as delineated on Panel No. 060245-2730 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to issuance of grading permits or recordation of the final map and shall obtain a LOMR prior to final building inspections for lots impacted by the floodplain.

All letters of permission necessary for upstream impacts due the encroachment have been submitted to the District. The revised FEMA map will establish the new floodplain limits and depths on the adjacent properties.

MINOR DRAINAGE ISSUES:

A revised "Tract 31896 Preliminary Drainage Study" was submitted to the District January 10th, 2006. Onsite and offsite hydrology flowrates are acceptable for the tentative stage. In addition, the drainage study proposes to direct both high and low-flows to the bioswales. It shall be noted that only the water quality flows shall be tributary to the bioswales. Flows exceeding the water quality flowrate shall be conveyed directly to Murrieta Creek. This may require additional culvert outfalls at "F"

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10. GENERAL CONDITIONS

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

and "D" Street.

There are three minor offsite watersheds tributary to the project site:

(A) The first watershed is approximately 73 acres and this watershed impacts the property along "I" Street. There is a proposed 78" storm drain to collect and convey these flows.

(B) A second 19-acre watershed drains to the northwestern corner of the property. Most of the flows are proposed to be collected and conveyed by improved Palomar Street to a proposed storm drain and finally to the existing 42" culvert in Starbuck Circle that outlets onto the downstream property. All of the 100-year flows from the hills north of Palomar Street shall be collected and conveyed by either an extension of improved Palomar Street beyond the project limits or by an extended storm drain with appropriate inlets. The remaining sheet flows from the small area downstream of Palomar Street are proposed to be collected by a drainage ditch between the northwestern boundary wall and property line to ensure these minimal sheet flows are conveyed to Murrieta Creek

(C) Finally, a significant watercourse (proposed Murrieta Master Drainage Plan Line H) impacts the property near the southwest corner before joining Murrieta Creek. The developer submitted a study titled "Murrieta Creek MDP Line H Floodplain Analysis and Erosion Hazard Setback Determination for Tract 31896" dated March 22, 2005 and received by the District April 8, 2005. This study quantifies an appropriate setback from this stream and has been approved by the District. Both the designated floodplain and 25' erosion setback designated within this study shall be respected and implemented.

WATER QUALITY MITIGATION:

A preliminary Water Quality Management Plan (WQMP) for TR 31896 was submitted to the District on December 20th, 2005. The developer proposes a bioswale alongside the southwestern boundary of the property adjacent to the proposed maintenance road to mitigate for the developments impacts to water quality. Well into the tentative approval process for this tract, a new requirement by the San Diego

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10. GENERAL CONDITIONS

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

Regional Water Quality Board with increased water quality mitigation requirements was imposed on new development projects. The District finds the developer's proposal to maximize the water quality mitigation features without complete redesign of the tentative map acceptable.

However, the proposed water quality swales shall be "enhanced" by adding bio-filtration design elements including a 2' deep trench filled with a sand/mulch mix and a subdrain located underneath the bioswale. The District believes the "enhanced" swale will mitigate the pollutant of concern phosphorus at a medium level. There is concern for the portion of the swale southeast of cul-de-sac "G" (Swale D), which does not meet the design criteria. In the final design stage, maximizing the use of Swale C shall be evaluated. It appears that additional area could be directed to Swale C and away from Swale D. There are inconsistencies found within the swale parameters in the hydrology study and those found in the preliminary WQMP. These inconsistencies shall be rectified in final design. Hydrological Conditions of Concern have been addressed in a letter from the engineer dated December 2, 2005.

DRAINAGE FEES:

This site is located within the bounds of the Murrieta Creek/Murrieta Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$4,139 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 2 MAP CONST M.C. BANK SLOPE PROT INEFFECT

The tentative map exhibit shows that the construction (and future District maintenance) of the slope revetment can be accomplished without disturbing the jurisdictional area delineated for Murrieta Creek. This concept shall be executed as proposed.

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP CONST M.C. BANK SLOPE PROT (cont.) INEFFECT

The Murrieta Creek design shall include the following minimum elements unless approved by the General Manager Chief Engineer.

a) All bank protection works shall be designed to District standards and all drawings prepared to District standard specifications.

b) The conveyance area between the improved banks shall be dedicated in fee to the Flood Control District.

c) If conservation easements or other constraints/encumbrances are placed on the wash area between the banks, the improvement plans shall depict the overlapping limits of the maintenance and conservation areas in plan form and in cross-section. (See also 10. FLOOD RI 23 for other regulatory obligations).

d) An access road to District Standards (15' minimum drivable) shall be provided on each side of the creek. Access roads shall be placed at the top of the proposed reveted slopes. Ramps shall be provided for the District to access the toes of the revetted slopes. A total of 4 ramps (2 on each bank) are anticipated. (The access roads along the creek may be utilized as a joint use trail and access road as long as all of the Districts' criteria are met and as long as the an appropriate public agency indemnifies the District for the recreational use).

IN ADDITION:

The District acknowledges that competent bedrock might be discovered during excavation for construction of the armored toe-protection for the slopes in several locations adjacent to TR31896. By acceptance of these conditions of approval, the applicant accepts the following: 1. Any changes to the approved plans/design shall be approved in advance of construction and shall be documented by the engineer of record on the as-built drawings. 2. The Chief Engineer will make the final determination if deviation from the approved plans is allowable.

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

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the

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10. GENERAL CONDITIONS

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

street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

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

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

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS INEFFECT

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

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN INEFFECT

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

10.FLOOD RI. 7 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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 8 MAP MAJOR FACILITIES - ADP INEFFECT

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Murrieta Creek/Murrieta Valley Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

10.FLOOD RI. 9 MAP MAJOR FACILITIES INEFFECT

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

10.FLOOD RI. 11 MAP GREENBELT CH DGN CRITERIA INEFFECT

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

If velocities are erosive (i.e. greater than 6 fps) revetment for side slopes shall be proposed and 15-foot maintenance roads shall be shown on both sides of the conveyance area. Where soft bottoms and revetted side slopes are proposed, provisions for maintenance of the buried portion of the revetment shall be incorporated into the channel design and also into any required environmental mitigation/conservation plan. The channel design shall be developed using hydraulic runs that consider both the maximum depth and the maximum velocity. The following criteria shall be used for selecting Manning's n value, unless substantiation for other values is submitted: When determining the maximum depth: for vegetated/habitat low flow channel n = 0.10, for non-mowed channel outside of low-flow section n = 0.04, for mowed non-irrigated channel

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10. GENERAL CONDITIONS

10.FLOOD RI. 11 MAP GREENBELT CH DGN CRITERIA (cont.) INEFFECT

outside of low-flow section $n = 0.030$. When determining the maximum velocity: for vegetated/habitat low flow channel $n = 0.10$, for the rest of the channel $n = 0.025$. If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water. If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

10.FLOOD RI. 16 MAP SUBMIT FINAL WQMP =PRELIM 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 under Programs and Services, Stormwater Quality.

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

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10.FLOOD RI. 16 MAP SUBMIT FINAL WQMP =PRELIM (cont.) INEFFECT

WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 18 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.

10.FLOOD RI. 22 MAP FEMA PANEL NO INEFFECT

A portion of Tract 31896 is within the 100 year Zone A flood plain limits as delineated on Panel No. 060245 2730 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

10.FLOOD RI. 23 MAP WATERS OF THE US (FEMA) INEFFECT

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

a. A flood study consisting of HEC-2/HEC-RAS calculations, cross sections, maps, and other data should be prepared to

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10. GENERAL CONDITIONS

10.FLOOD RI. 23

MAP WATERS OF THE US (FEMA) (cont.)

INEFFECT

the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The study shall be submitted with the related project improvement plans. Grading permits shall not be issued and final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

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

b. A copy of appropriate correspondence and necessary permits, 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.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE INEFFECT

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

10.PLANNING. 2 MAP - FEES FOR REVIEW INEFFECT

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

10.PLANNING. 4 MAP - LANDSCAPE MAINTENANCE INEFFECT

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

10.PLANNING. 5 MAP - TRAIL MAINTENANCE INEFFECT

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - COUNTYWIDE DESIGN STDS INEFFECT

The land divider shall comply with the " COUNTYWIDE DESIGN STANDARDS & GUIDELINES," adopted by the Board of Supervisors, January 13, 2004.

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

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

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

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

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

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10. GENERAL CONDITIONS

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

However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 15 MAP - REQUIRED MINOR PLANS INEFFECT

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

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

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

10.PLANNING. 16 MAP - GEO NO. 1231 INEFFECT

County Geologic Report (GEO) No. 1231 was prepared for this project (TR31896) by T.H.E. Soils Co., Inc. (T.H.E), and is entitled: "Fault Hazard Investigation, Proposed Residential Development, +/-41.85 Acres, Tentative Tract

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10. GENERAL CONDITIONS

10.PLANNING. 16

MAP - GEO NO. 1231 (cont.)

INEFFECT

Map No. 31896, Palomar Street, Northwest & West of Starbuck Circle, Wildomar Area, Riverside County, California", dated November 25, 2003. In addition, T.H.E. submitted the following documents for this project:

1."Preliminary Geotechnical Investigation, Proposed 46.73-Acre (gross) Residential Development, 131 Lot, Tentative Tract Map No. 31896, Palomar Street at Starbuck Circle, Wildomar Area, Riverside County, California", dated November 2, 2004.

2."Response to Riverside County Building & Safety Dept. Conditions of Approval Review Sheet, County Geologic Report No. 1231 (Geologic), Fault Hazard Investigation, Proposed Residential Development, +/-46.73-Acres, Tentative Tract Map No. 31896, Palomar Street, Northwest & West of Starbuck Circle, Wildomar Area, Riverside County, California", dated November 19, 2004.

3."Addendum to Fault Hazard Investigation", Proposed Residential Development, +/-41.85 Acres, Tentative Tract Map No. 31896, Palomar Street, Northwest & West of Starbuck Circle, Wildomar Area, Riverside County, California", dated January 24, 2005.

These documents are herein incorporated as a part of GEO No. 1231.

GEO No. 1231 concluded:

1.Approximately 300-ft of the northeast corner of the subject site is located within a State of California Alquist-Priolo Fault-Rupture Hazard Zone for the Elsinore Fault.

2.No evidence of active faulting was identified on the subject site during aerial photograph review or within the exploratory fault trenches excavated for this site.

3.Due to the location of approximately 300-ft of the northeast corner of the subject site within and adjacent to a fault-rupture hazard zone, the existence of an active fault trace immediately adjacent to exploratory trenches FT-1 & FT-1A cannot be precluded. Accordingly, a 50-ft restricted use zone extending from the northeast limits of the fault trenches should be established on the easterly

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10. GENERAL CONDITIONS

10.PLANNING. 16

MAP - GEO NO. 1231 (cont.) (cont.)

INEFFECT

portion of the subject site as depicted on Plate 1 of the November 19, 2004 report referenced above.

4.Fault trenches were backfilled in an uncompacted manner. In addition, undocumented soil stockpiles and fill berms were observed on the site.

5.Due to the medium dense to dense sedimentary bedrock underlying the subject site at both the ground surface and at shallow depths and the generally silty nature of the sedimentary bedrock units, liquefaction and other groundwater related hazards are not anticipated.

6.The potential for ground rupture is anticipated to be low.

7.Provided the recommendations of GEO No. 1231 are implemented, any proposed structures will be founded either in medium dense to dense compacted fill and/or sedimentary bedrock, the settlement potential, under seismic loading conditions for the on-site materials is negligible.

8.The potential for landsliding during a seismic event is considered negligible under current conditions.

9.The potential for rockfall on the subject site is anticipated to be low.

10.Seiches and tsunamis are not considered potential hazards of the site.

GEO No. 1231 recommended:

1.Prior to placement of fill, complete removal of any undocumented fills will be required including removal of the soil berm on the southern portion of the subject site. Removal operations should also include removal of alluvial soils until either dense competent earth materials that are free of pores and roots with a minimum in-place density of approximately 85% or saturated soils with a minimum +80% saturation are exposed.

2.Compaction of the full depth of the trenches will be required prior to construction of streets and residential pads over them.

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - GEO NO. 1231 (cont.) (cont.) (cont.) INEFFECT

3.A 50-ft restricted use zone extending from the northeast limits of the fault trenches should be established on the easterly portion of the subject site as depicted on Plate 1 of the November 19, 2004 report referenced above.

GEO No. 1231 satisfies the requirement for a Fault Hazard study for Planning/CEQA purposes. GEO No. 1231 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the potential for fault rupture and restricted use zone, as described elsewhere in this conditions set.

10.PLANNING. 17 MAP - GEO01231 ADDENDUM INEFFECT

County Geologic Report (GEO) No. 1231 was prepared for this project (TR31896) by T.H.E. Soils Co., Inc. (T.H.E), and was originally comprised of the following documents:

1."Fault Hazard Investigation, Proposed Residential Development, +/-41.85 Acres, Tentative Tract Map No. 31896, Palomar Street, Northwest & West of Starbuck Circle, Wildomar Area, Riverside County, California", dated November 25, 2003.

2. "Preliminary Geotechnical Investigation, Proposed 46.73-Acre (gross) Residential Development, 131 Lot, Tentative Tract Map No. 31896, Palomar Street at Starbuck Circle, Wildomar Area, Riverside County, California", dated November 2, 2004.

3."Response to Riverside County Building & Safety Dept. Conditions of Approval Review Sheet, County Geologic Report No. 1231 (Geologic), Fault Hazard Investigation, Proposed Residential Development, +/-46.73-Acres, Tentative Tract Map No. 31896, Palomar Street, Northwest & West of Starbuck Circle, Wildomar Area, Riverside County, California", dated November 19, 2004.

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - GEO01231 ADDENDUM (cont.) INEFFECT

4."Addendum to Fault Hazard Investigation", Proposed Residential Development, +/-41.85 Acres, Tentative Tract Map No. 31896, Palomar Street, Northwest & West of Starbuck Circle, Wildomar Area, Riverside County, California", dated January 24, 2005.

The following document, prepared by T.H.E., was submitted in response to comments by the County Geologist regarding amended map submittal (LMS route 6); "Lot Layout in Regards to Fault Setback Line, Proposed Residential Development, Lots 8 & 9 of Tentative Tract Map No. 31896, Palomar Street, Wildomar Area, Riverside County, California" dated March 31, 2006. This document concluded the proposed locations of structures on Lots 8 and 9 are in conformance with recommendations presented in the previous T.H.E. reports, no slopes are planned for these lots, and no safety concerns are anticipated.

10.PLANNING. 18 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. 19 MAP - RES. DESIGN STANDARDS INEFFECT

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1 and W-1 zones.
- b. The front yard setback is 20 feet.
- c. The side yard setback on interior and through lots shall be not 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. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 65 feet.

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - RES. DESIGN STANDARDS (cont.) INEFFECT

- g. The minimum average depth of each lot shall be 100 feet.
- h. The maximum height of any building is 40 feet.
- 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, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

10.PLANNING. 20 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.

10.PLANNING. 21 MAP - OFF-HIGHWAY VEHICLE USE INEFFECT

No off-highway vehicle use shall be allowed on any lot created by this subdivision. The landowners shall secure all lots created by this subdivision and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 22 MAP - COMPREHENSIVE LS PLAN 1 INEFFECT

CORRECTIONS TO APPROVED EXHIBIT L-1:

-All trees planted within the right-of-way shall be 36" Box

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP- TS/CONDITIONS 2 (cont.) INEFFECT

service.

10.TRANS. 2 MAP - DRAINAGE 1 INEFFECT

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

10.TRANS. 3 MAP - DRAINAGE 2 INEFFECT

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

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

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

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10. GENERAL CONDITIONS

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE INEFFECT

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

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER PLAN INEFFECT

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

50.E HEALTH. 2 MAP - MONEY INEFFECT

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

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50. PRIOR TO MAP RECORDATION

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

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

50.E HEALTH. 4 MAP - ANNEX FINALIZED INEFFECT

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

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS INEFFECT

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

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS INEFFECT

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS INEFFECT

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

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50. PRIOR TO MAP RECORDATION

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

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

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

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

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

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

50.FLOOD RI. 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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10 MAP SUBMIT CLOMR INEFFECT

The developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to map recordation.

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER INEFFECT

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST INEFFECT

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

- A. All lots on the FINAL MAP shall be in substantial 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 and W-1 zones, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 40 feet of frontage measured at the front lot line.

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50. PRIOR TO MAP RECORDATION

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

F. The minimum average depth of each lot shall be 100 feet.

G. The common open space area shall be shown as a numbered lot on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS INEFFECT

No FINAL MAP shall record until Change of Zone No. 6918 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 zones ultimately applied to the property.

50.PLANNING. 7 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. 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 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. 10 MAP - TRAIL MAINTENANCE INEFFECT

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a 15' foot wide community trail located along Murrieta Creek (Dual use Community Trail & Flood Control Channel Maintenance Road). 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.

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50. PRIOR TO MAP RECORDATION

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. 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. 30 MAP - FEE BALANCE INEFFECT

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

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

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

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

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33

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

INEFFECT

restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

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. 35 MAP - ECS FAULT RUPTURE INEFFECT

Prior to map recordation, an Environmental Constraints Sheet (ECS) showing the location of all active fault(s) and all recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the Planning Department Engineering Geologist. The following environmental constraints information and notes shall be placed on the ECS:

1.The FAULTS(s) and FAULT HAZARD AREA(s) shall be delineated on the ECS as approved by the Planning Department.

2.A note shall be placed on the ECS stating: "County Geologic Report (GEO) No. 1231 was prepared for this project. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 35 MAP - ECS FAULT RUPTURE (cont.) INEFFECT

human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks established in GEO No. 1231, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

TRANS DEPARTMENT

50.TRANS. 4 MAP- TS/GEOMETRICS INEFFECT

The intersection of Washington Avenue/"H" Street shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane

Southbound: two through lanes

Eastbound: one shared left/right turn lane

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

Northbound: one left turn lane, one through lane

Southbound: two through lanes

Eastbound: one shared left/right turn lane

NOTE These Geometrics are based on an interim design. Starbuck Circle will be restricted to right-in, right-out through the installation of a raised median. Installation of the median may be deferred to the time that Washington Avenue is realigned, or as approved by the Transportation Department.

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

50.TRANS. 7 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - CLIN.K I-15 POLICY AREA (cont.) INEFFECT

at the time of recordation, pursuant to the Board Policy dated May 25, 2004, Agenda Item 3.45 and Ordinance No. 824.

50.TRANS. 8 MAP - DEDICATIONS INEFFECT

Starbuck Cirlce (entry portions from Palomar Street to 'B' Street) shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 111. (56'/78')

The remaining portion of Starbuck Cirlce and all internal streets shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section A. (36'/56')

NOTE 1: An opening for a driveway on Street "H" shall be provided for ingress and egress to APN 380-210-014 as approved by the Director of Transportation. Coordinate location with Case No. PUP 00770 and PUP 00770S2 (Church Site).

50.TRANS. 9 MAP - EXISTING MAINTAINED INEFFECT

Palomar Street is a paved County maintained road and shall be improved with concrete curb-and-gutter located 43 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 64 foot half-width dedicated right-of-way in accordance with County Draft Standard No. 92. (Modified) (43'/64')

NOTE 1: The 21' parkway will consist of 6' wide landscaping against the curb, on 8' wide pedestrian path/bike trail (rubberized asphalt or equivalent as approved by the Transportation Department) and a 7' wide landscaped berm at the right-of-way as required by the Planning Commission. A split-rail trail fence and a curb-cut to access the trail shall also be provided.

NOTE 2: The improvements on Palomar Street will include a curbed and landscaped median.

Washington Street is a paved County maintained road and shall be improved with concrete curb-and-gutter concrete located 32 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9 MAP - EXISTING MAINTAINED (cont.) INEFFECT

paving as determined by the Transportation Department within a 50 foot half-width dedicated right-of-way in accordance with County Draft Standard No. 94. (32'/50')

50.TRANS. 10 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. 11 MAP- CORNER CUT-BACK I INEFFECT

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

50.TRANS. 12 MAP - OFF-SITE INFO INEFFECT

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 15 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. 16 MAP - ACCESS RESTRICTION INEFFECT

Lot access shall be restricted on Palomar Street, Washington Avenue and Lots 1, 19, 20 and 37 on Starbuck Circle and so noted on the final map.

50.TRANS. 17 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - STRIPING PLAN (cont.) INEFFECT

forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 18 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. 21 MAP - LANDSCAPING INEFFECT

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

50.TRANS. 23 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. 24 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.

50.TRANS. 28 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 29 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. 30 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. 32 MAP - LANDSCAPING APP. ANNEX INEFFECT

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

50.TRANS. 33 MAP - SOUTHWEST R&BBD RECORD INEFFECT

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone A of the Southwest Road and Bridge Benefit District.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 34 MAP - SOUTHWEST TUMF INEFFECT

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

50.TRANS. 36 MAP - ASSESSMENT DIST 1 INEFFECT

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

50.TRANS. 41 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.

50.TRANS. 42 MAP - DARK SKY LIGHTING INEFFECT

Design and installation of street lights shall meet the Dark Sky criteria. Street lights shall be installed at street intersections and at cul-de-sacs. There shall be NO change in the design and location of street lights relative to the general circulation elements adjacent to the project in question.

Application of Dark Sky criteria is at the request of Planning Commssion on 10/18/2006.

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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-G2.2 IMPORT / EXPORT INEFFECT

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

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

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

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

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

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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

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

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

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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.

EPD DEPARTMENT

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

Pursuant to Objective 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the County Biologist. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided. However, when the Burrowing Owl is present, active relocation outside of the nesting season (March 1 through August 15) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

60.EPD. 2 - GRADING PLAN INEFFECT

The areas mapped CALIFORNIA DEPT. OF FISH & GAME (JURISDICTIONAL LIMITS) on the TENTATIVE TRACT MAP dated 01/17/06 will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "CALIFORNIA DEPT. OF FISH & GAME (JURISDICTIONAL LIMITS)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS INEFFECT

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

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD INEFFECT

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

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

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

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

Tract 31896 is located within the limits of the Murrieta Creek/Murrieta 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 MAP ADP FEES (cont.) INEFFECT

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

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP INEFFECT

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

60.FLOOD RI. 9 MAP SUBMIT CLOMR INEFFECT

The developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of grading permits.

PLANNING DEPARTMENT

60.PLANNING. 4 MAP - IDENTIFY SPECIMEN TREES INEFFECT

The land divider/permit holder shall cause grading plans to be prepared for the subject site which identify those existing specimen trees which are to be preserved, as identified on the TENTATIVE MAP. Those trees not identified for preservation are to be replaced with specimen trees as approved by the Planning Director. Replacement trees and retained trees shall be noted on approved landscaping plans.

60.PLANNING. 12 MAP - SECTION 1601/1603 PERMIT INEFFECT

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 MAP - SECTION 404 PERMIT INEFFECT

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 16 MAP - SKR FEE CONDITION INEFFECT

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 46.73 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17 MAP - FEE BALANCE INEFFECT

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

60.PLANNING. 18 MAP - GRADING PLAN REVIEW INEFFECT

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - GRADING PLAN REVIEW (cont.) INEFFECT

County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 21 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 - ARCHAEOLOGIST RETAINED INEFFECT

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to sub-surface cultural resources. Should the archaeologist find the potential is high for impact to significant cultural resources, a pre-grade meeting between the archaeologist, and if deemed appropriate by the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native Amercian Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of cultural remains. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist finds no potential for impacts to sub-surface cultural resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

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 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. 24

MAP - NATIVE AM. MONITORING

INEFFECT

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Pechanga Band of Mission Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the the above mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources.

60.PLANNING. 25

MAP - SLOPE LS PLANS

INEFFECT

Landscaping Plans for landscaping on any private side or rear yard slope greater than three feet (3') in height shall be reviewed and approved by the Planning Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

FIRE DEPARTMENT

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS INEFFECT

A copy of the improvement plans, grading plans,BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 MAP ADP FEES INEFFECT

Tract 31896 is located within the limits of the Murrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

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.

80.FLOOD RI. 5 MAP SUBMIT CLOMR INEFFECT

The developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of building permits.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT INEFFECT

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

80.PLANNING. 2 MAP - FRONT YARD LANDSCAPING INEFFECT

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

80.PLANNING. 3 MAP - UNDERGROUND UTILITIES INEFFECT

All utility extensions within a lot shall be placed underground.

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP - SCHOOL MITIGATION INEFFECT

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

80.PLANNING. 16 MAP - FEE BALANCE INEFFECT

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

80.PLANNING. 20 MAP - LANDSCAPE PLOT PLAN INEFFECT

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

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

THE LANDSCAPE PLOT PLAN SHALL SUBSTANTIALLY CONFORM TO THE APPROVED EXHIBITS L-1 & L-2.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20

MAP - LANDSCAPE PLOT PLAN (cont.)

INEFFECT

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

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

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

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

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

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

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

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all 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)

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - LANDSCAPE PLOT PLAN (cont.) (cont.) INEFFECT

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 may 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. 21 MAP - WALLS/FENCING PLOT PLAN 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.

THE WALL/FENCING PLANS SHALL SUBSTANTIALLY CONFORM TO THE APPROVED EXHIBIT L-1.

1. 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.

2. 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.

3. All wood fence posts shall be steel set in concrete.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 MAP - WALLS/FENCING PLOT PLAN (cont.) INEFFECT

conditions of approval for this subdivision. However, this WALL/FENCING PLAN condition of approval shall be cleared individually.

80.PLANNING. 23 MAP - MODEL HOME COMPLEX INEFFECT

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

80.PLANNING. 24 MAP - BUILDING SEPARATION 2 INEFFECT

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

80.PLANNING. 25 MAP - SUBMIT BUILDING PLANS INEFFECT

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

80.PLANNING. 26 MAP - ENTRY MONUMENT PLOT PLAN INEFFECT

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

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26 MAP - ENTRY MONUMENT PLOT PLAN (cont.) INEFFECT

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

80.PLANNING. 27 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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27

MAP - FINAL SITE PLAN (cont.)

INEFFECT

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 be 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 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.

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. 28

MAP - ACOUSTICAL STUDY

INEFFECT

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 29 MAP - SLOPE LS INSTALL INEFFECT

Landscaping required on any private side or rear yard slope greater than three feet (3') in height shall be fully installed.

80.PLANNING. 30 MAP - EXT ROW LS PLANS INEFFECT

Landscaping Plans for all exterior (perimeter) landscaping within the right-of-way, any right-of-way adjacent Open Space Areas/Lots, and entry medians shall be reviewed and approved by the Planning Department. These plans shall be in substantial conformance with the approved Comprehensive Landscaping Plan (EXHIBIT L-1).

80.PLANNING. 31 MAP - INT ROW LS PLANS INEFFECT

Landscaping Plans for each phase of development for all project interior landscaping within the right-of-way and any right-of-way adjacent Open Space Areas/Lots shall be reviewed and approved by the Planning Department prior to the issuance of the first building permit (including models) within each phase of development. The plans shall be in substantial conformance with the approved Comprehensive Landscaping Plan (EXHIBIT L-1).

80.PLANNING. 32 MAP - LS SCREENING INEFFECT

The Landscaping Plans shall provide adequate wall screening along Palomar Street/Washington Avenue within the right-of-way. The plans shall be in substantial conformance with the approved Comprehensive Landscaping Plan (EXHIBIT L-1).

Furthermore, a three foot (3') high landscaped berm shall slope up to the proposed eight foot (8') block walls along the back of Lots 1 - 10 and Lots 117 - 120; as such, the total height of these walls will be eight feet (8'); however, three feet (3') will be screened along Palomar Street/Washington Avenue by the required landscaped berm.

80.PLANNING. 33 MAP - COMPREHENSIVE LS PLAN 2 INEFFECT

CORRECTIONS TO APPROVED EXHIBIT L-1:

-All trees planted within the right-of-way shall be 36" Box or greater.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 MAP - GARAGE DOOR 1 INEFFECT

Garage door setbacks for all residential zones shall be 20 feet for roll up doors, measured from the street right-of-way to the face of garage. If conventional swing out doors are used, an additional 4 feet will be required. Side entry garages shall comply with minimum building setback requirements.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION INEFFECT

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

orders.

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

90.FLOOD RI. 3 MAP 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.

90.FLOOD RI. 4 MAP SUBMIT LOMR INEFFECT

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

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI INEFFECT

The land divider/permit holder shall construct a eight (8) foot high decorative block wall from Lot 1 to Lot 10 along Palomar Street and from Lot 117 to Lot 120 along Washington Avenue. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 5 MAP - LANDSCAPING COMPLIANCE INEFFECT

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - LANDSCAPING COMPLIANCE (cont.) INEFFECT

Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

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

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

90.PLANNING. 7 MAP - CONCRETE DRIVEWAYS INEFFECT

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

90.PLANNING. 13 MAP - SKR FEE CONDITION INEFFECT

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 46.73 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 MAP - SKR FEE CONDITION (cont.) INEFFECT

appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 15 MAP - FENCING COMPLIANCE INEFFECT

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

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

All residences shall have automatic roll-up garage doors.

90.PLANNING. 17 MAP - EXT ROW LS INSTALL INEFFECT

Landscaping Plans for all exterior (perimeter) landscaping within the right-of-way, any right-of-way adjacent Open Space Areas/Lots, and entry medians shall be fully installed prior to the first building final inspection clearance (including any model). Landscaping shall be installed in conformance with the approved landscaping plans.

90.PLANNING. 18 MAP - INT ROW LS INSTALL INEFFECT

Landscaping for all interior landscaping within the right-of-way and any right-of-way adjacent Open Space Areas/Lots shall be fully installed prior to the first building final inspection clearance (not including models) for each phase of development. Landscaping shall be installed in conformance with the approved landscaping plans.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.TRANS. 3 MAP - STREET SWEEPING INEFFECT

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

90.TRANS. 4 MAP - STREET LIGHTS INSTALL INEFFECT

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

Street light annexation into L&LMD or similar mechanism as

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90. PRIOR TO BLDG FINAL INSPECTION

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

approved by the Transportation Department shall be completed.

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

90.TRANS. 5 MAP - UTILITY INSTALL INEFFECT

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

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

ATTACHMENT B

**County Approved MND (EA No. 39384)
for TM No. 31896**

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (IA.) Number: 39384

Project Case Type (s) and Number(s): Change of Zone No. 6918 and Tentative Tract Map No. 31896

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Bulmaro Canseco, Project Planner

Telephone Number: (951) 955-8632

Applicant's Name: R & H Wildomar 1, LLC

Applicant's Address: 1801 Park court Place, Suite C, Santa Ana, CA 92702

Engineer's Name: Markham Development Management Group, Inc.

Engineer's Address: 41635 Enterprise Circle North, Suite B, Temecula, CA 92590

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 6918 proposes to change the project site's current zoning classifications from Manufacturing-Service Commercial (M-SC) and Rural Residential (R-R) to One-Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1).

Tentative Tract Map No. 31896 proposes a Schedule "A" subdivision of 46.73 gross acres into 131 single-family residential lots with a minimum lot size of 7,200 sq. ft. and a 6.65-acre Open Space Lot.

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

C. Total Project Area: 46.73 Gross Acres

Residential Acres: 40.08	Lots: 131	Units: 131	Projected No. of Residents: 391
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Open Space – 6.65 Acres	Lots: 1		

D. Assessor's Parcel No(s): 380-160-017, 380-160-018, 380-210-003, 380-210-004, 380-210-005, 380-210-008, and 380-210-015

E. Street References: The project site is located westerly of Palomar Street/Washington Avenue, northerly of the City of Murrieta City Limit, and easterly of Murrieta Creek.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 1, Township 7 South, Range 4 West and Section 12, Township 7 South, Range 4 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: The topography of the site consists of relatively flat to low rolling terrain. The topography of the site consists of relatively flat to low rolling terrain. The site has been plowed annually and disturbed by rural residential activities. No native vegetation exists within the

project site. Murrieta Creek forms the western boundary of the project site. The Geotechnical Evaluation conducted by T.H.E. Soils Co., Inc. noted alluvial soils exposed at the site. The site is underlain with medium dense to dense sedimentary rock. Piles of imported soils were also noted to be present on-site. Based upon the Biological Habitat Assessment and Jurisdictional Delineation conducted by Tom Dodson & Associates, the project site consists mainly of non-native vegetation. Areas where the Murrieta Creek channel crosses the site are characterized by highly developed riparian vegetation. Surrounding land uses include scatter residential homes to the north, proposed single-family homes to the west, a religious place of worship and vacant land to the east, and existing single-family homes to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre) general plan land use designation. The proposed project meets all other applicable land use policies.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** A 6.65-acre Open Space Lot is proposed and as part of the project design, a Flood Control Maintenance Road for the existing Murrieta Creek is being proposed as a dual use facility that will serve as a community trail for the proposed project. The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within FEMA Flood Zone A and the southern portion of the project site falls almost complete within the 100-year floodplain of the Murrieta Creek. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, etc.). According to RCIP, the project site is subject to liquefaction potential; however, GEO No. 1231 concluded that liquefaction and other groundwater related hazards are not anticipated due to the medium dense to dense sedimentary bedrock underlying the project site at both ground surface and at shallow depths and the generally silty nature of the sedimentary bedrock units; however, approximately 300 feet of the northeast corner of the project site is located within a State of California Alquist-Priolo Fault-Rupture Hazard Zone for the Elsinore Fault. The proposed project has allowed for sufficient provision of emergency response services to the future residents of the project. The proposed project meets all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project proposes 131 single-family residential lots that will contribute to the overall housing supply in the area. The proposed project meets all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre)

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

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Very Low Density Residential (VLDR) (1 Acre Minimum) to the north and west, Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre), Medium High Density Residential (MHDR) (5 – 8 Dwelling Units per Acre), and Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio) to the east, and the City of Murrieta to the south.

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Manufacturing-Service Commercial (M-SC) and Rural Residential (R-R)

J. Proposed Zoning, if any: One-Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1)

K. Adjacent and Surrounding Zoning: Rural Residential (R-R) to the north, west, and east, Watercourse, Watershed & Conservation Areas (W-1) to the west, Manufacturing-Service Commercial (M-SC) to the east, and the City of Murrieta to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input 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

August 30, 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
AESTHETICS Would the project				
1. Scenic Resources	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways" and the Elsinore Area Plan Figure 9 "Scenic Highways"

Findings of Fact: The project site is located in a primarily suburban area of Riverside County and is not located within a scenic highway corridor. The closest Scenic Highway is Interstate 15; however, this state eligible scenic highway is located approximately 0.5 miles east of the project site and several physical barriers are located in between this state eligible scenic highway and the project site. Development of the project site will not affect any scenic resources, as adjacent lands are vacant, have been develop with residential developments, or are planned for residential developments.

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. Scenic resources consisting of the Murrieta Creek and its riparian vegetation that borders the site will not be impacted by the proposed project as this area is being protected and left as an undeveloped Open Spaces lot. The design of this residential development will be compatible with the existing suburban residential architectural motif within the area, and will, therefore, have a less than significant impact as a result of its implementation. Additionally, the proposed project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

2. Mt. Palomar Observatory

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

Source: GIS and Ord. No. 655 (Regulating Light Pollution)

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 shall be placed on the Environmental Constraints Sheet (ECS) stating that all proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655. (COA: 50.PLANNING.20)

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

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description, and Project Application Materials

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 residential uses.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

AGRICULTURE RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS, and Project Application Materials.

Findings of Fact: The project site is located in immediate proximity of residential uses. 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 part of the project site 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 project site is zoned Manufacturing-Service Commercial (M-SC) and Rural Residential (R-R) and surrounding properties are zoned Rural Residential (R-R) to the north, west, and east, Watercourse, Watershed & Conservation Areas (W-1) to the west, Manufacturing-Service Commercial (M-SC) to the east, and the City of Murrieta to the south. 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

5. Air Quality Impacts

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

f) Create objectionable odors affecting a substantial number of people?

Source: SCAQMD CEQA Air Quality Handbook (Urbemis 2002 for Windows 8.7.0) and Project Application Materials

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 can potentially cause significant impacts on air quality rather than the small incremental contribution from any one development to become cumulatively significant. Based on the analysis provided below, the proposed project will not individually create significant impacts on air quality; therefore, it is determined that it will not cumulative impact air quality resources either.

The project site is located within the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD screening threshold for determining whether a single-family residential project will result in a potentially significant air quality impact is 166 units (Table 6-2, SCAQMD CEQA Air Quality Handbook). The proposed project, of 131 units, falls below this threshold. Based upon the fact that the proposed project complies with the County of Riverside General Plan, SCAG projections, and falls within the SCAQMD threshold for significance, the proposed project is not forecast to conflict or obstruct any applicable air quality plans.

The South Coast Air Basin is non-attainment area for federal and State ambient air quality standards for ozone (O3) and particulate matter less than microns in size (PM10). For the past two (2) years the Basin has been in compliance with the carbon monoxide (CO) standard and the District has submitted the data with a request to be designated attainment for this pollutant.

Although the proposed project contains substantially fewer units than identified in the screening table (Table 6-2 of the Handbook), the URBEMIS 2002 model (URBEMIS 2002 for Windows 8.7.0) was exercised to verify the project related emissions. The majority of emissions are caused by mobile sources (project-related traffic), with only minor area source emissions (use of natural gas and electricity). Below are the summarized emissions forecast based on the URBEMIS model ran for the project.

Unmitigated Operating Emissions

Reactive Organic Gases (ROG) =	25.54 lbs/day
Nitrogen Oxides (NOx) =	16.59 lbs/day
Carbon Monoxide (CO) =	172.17 lbs/day
Sulfur Oxides (SOx) =	<1 lbs/day
Particulate Matter (PM10) =	12.77 lbs/day

These emissions fall well below the thresholds of significance noted on the SCAQMD 1993 CEQA Air Quality Handbook Table 5.6. No mitigation is required for operational emissions in general.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction emissions are presented below for this project based on grading 19 acres of the 30.02 acre site. These emissions were identified as being potentially significant unless the mitigation measures presented below are implemented.

Unmitigated Construction Emissions

Reactive Organic Gases (ROG) =	19.16 lbs/day
Nitrogen Oxides (NOx) =	125.60 lbs/day
Carbon Monoxide (CO) =	160.51 lbs/day
Sulfur Oxides (SOx) =	<1 lbs/day
Particulate Matter (PM10) =	155.42 lbs/day

The above emissions are based on the following assumptions:

Off-Road Equipment: one (1) grader; two (2) off-highway trucks; one (1) rubber tired dozer; one (1) rubber tired loader; three (3) scrapers; one (1) skid steer loader; and one (1) tractor/loader/backhoe. Grading duration is assumed to required 1.2 months.

Building Construction Assumptions: 10.2 months duration and paving of approximately six (6) acres.

Mitigated Construction Emissions

Reactive Organic Gases (ROG) =	15.27 lbs/day
Nitrogen Oxides (NOx) =	65.04 lbs/day
Carbon Monoxide (CO) =	20.73 lbs/day
Sulfur Oxides (SOx) =	<1 lbs/day
Particulate Matter (PM10) =	48.32 lbs/day

The following standard mitigation measures shall be implemented during project construction:

5b-1 Use appropriate emission control devices on gasoline and diesel construction equipment and maintain construction equipment engines by keeping them tuned.

5b-2 Prohibit extended idling (more than 10 minutes) and other unnecessary operation of equipment.

5b-3 Utilize existing electrical power sources (i.e., temporary power poles) and avoid onsite power generation.

5b-4 Have sufficient equipment at the site to carry out dust-control measures in all areas covered by the contract work (not just the immediate area of construction).

5b-5 Employ construction activity management techniques, such as: configuring the construction parking to minimize traffic interference; extending the construction period; reducing the number of pieces of equipment used simultaneously; increasing the distance between the emission sources; and reducing or changing the hours of construction to minimize construction activity emissions.

5b-6 Cover loaded trucks used in construction operations with tarpaulins or maintain at least 2 feet of freeboard and wash off trucks leaving the site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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5b-7 Sweep streets if silt is carried over to adjacent public thoroughfares.

Through implementation of the above mitigation measures, the operation of the proposed project will not result in potentially significant adverse impacts to air quality.

Construction activities have the potential to create significant quantities of fugitive dust. The EPA suggests the use of dust control measures, such as regular watering or dust palliative chemicals to reduce emission levels. Mitigation measures for potentially significant impacts are outlined below for construction impacts:

5b-8 Contractors will be required to apply water to the disturbed portions of the project site at least two (2) times per day. On days where wind speeds are sufficient to transport fugitive dust beyond the working area boundary, contractors will be required to increase watering to the point that fugitive dust no longer leaves the property (typically a moisture content of 12%), and/or the contractor will terminate grading and loading operations.

5b-9 The project will comply with regional Rule 403 set forth by the SCAQMD to assist in reducing short-term air pollutant emissions. Fugitive dust must be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. Dust suppression techniques must be implemented to prevent fugitive dust from creating a nuisance offsite. These dust suppression techniques are summarized below.

Portions of the construction site to remain inactive longer than a period of three (3) months will be seeded and watered until stabilized in a manner acceptable to the County.

All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.

All material transported from or to the site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.

The area disturbed by clearing, grading, earth moving, or excavation operations will be minimized at all times.

5b-10 All material stockpiles subject to wind erosion during construction activities that will not be utilized within three (3) days will be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer.

5b-11 All vehicles on the construction site will travel at speeds less than 15 miles per hour. This will be enforced by including this requirement in the construction contract between the applicant and the contracted construction company with penalty clauses for violation of this speed limit.

5b-12 Where vehicles leave the construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.

Implementation of these measures can reduce fugitive dust emissions by approximately 88%, or 156.32 lbs/day to 19.85 lbs/day. Nuisance dust will also be controlled through implementation of the above measures.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The equipment required to complete site grading is anticipated to be well below the number of pieces of equipment that would generate significant combustion emissions. To ensure that combustion emissions fall below SCAQMD thresholds, the following measures will be implemented.

5b-13 All engines will be properly operated and maintained. These measures will be enforced through the monthly submission of certified mechanic's records.

5b-14 All diesel-powered vehicles and equipment will be operated with the fuel injection timing retarded two (2) degrees from the manufacturer's recommendation and use high pressure injectors.

5b-15 All diesel-powered vehicles will be turned off when not in use for more than 30 minutes and gasoline - powered equipment will be turned off when not in use for more than five minutes.

5b-16 The construction contractor will utilize electric or natural gas powered equipment in lieu of gasoline or diesel powered engines, where feasible and where economically competitive.

With implementation of these standard mitigation measures, construction combustion emissions will be substantially below SCAQMD emission thresholds.

Through implementation of all of the above standard mitigation measures, the construction and operation emissions of the proposed project will fall below SCAQMD thresholds of significance and will not individually or cumulatively contribute to significant air quality impacts.

All of Southern California is within a non-attainment region for certain pollutants. Based upon the above discussion and through the implementation of mitigation measures, the proposed project is not forecast to create any incremental impact that would cumulatively contribute to significant air quality impacts.

According to the discussion of toxic emissions in SCAQMD's CEQA Air Quality Handbook (Chapter 10), residential projects are not the type of uses that would generate substantial toxic emissions that would be harmful to humans. A residential project such as the proposed has no potential to emit significant quantities of toxic air pollutants. No major stationary source emissions are located near the project site and the project does not include any major stationary source emissions.

The proposed project does not include uses or encompass a large enough project to cause significant changes in area climate.

During construction, the proposed project includes operations that will have diesel odors associated with equipment and materials. None of these odors are permanent, nor are they normally considered so offensive as to cause sensitive receptors to complain. Diesel fuel odors from construction equipment and new asphalt paving fall into this category. Based on the short-term of the emissions, the characteristics of these emissions, and the hours in which these emissions might be release, no significant odor impacts are forecast to result from implementing the proposed project.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project. Nonetheless, the project will be conditioned for standard dust control measures and hours in which grading activities will be limited to.

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?

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

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

Source: GIS, WRCMSHCP, On-site Inspection, and EPD Review (PDB No. 3401 and PDB No. 3701)

Findings of Fact: The proposed project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. According to the Riverside County Geographic Information System data, the

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

The project site has been previously disturbed due to previous residential and agricultural uses on-site; furthermore, the majority of the project site supports non-native vegetation and un-vegetated areas, with the exception of a few large oak trees that might be found in the westerly portion of the project site which are to be preserved on-site. Highly developed riparian vegetation, including cottonwoods, mulefat, willows, and cattails were found to occur within the Murrieta Creek. A small stock watering pond was observed on the southeast portion of the site where Murrieta Creek traverses the site. The non-native vegetation observed on-site consisted mostly of storksbill, foxtail chess, wild oats, ripgut brome grass, foxtail fescue, short-pod mustard, barley, telegraph weed, and doveweed. The site does not support a diverse fauna. Species observed on-site were beachy ground squirrels, western meadowlark, cottontail rabbits, mourning doves, western kingbirds, and red-tailed hawks. The species for which the site was determined to consist of marginal foraging habitat for were the following: mountain lion, bobcat, and white-tailed kite. As such, the proposed project will not 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). The proposed project will not interfere 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.

The project site is within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) fee area, but not within an MSHCP criteria area. Riparian habitat exists on the westerly portion of the project site; however, the proposed project has no potential to impact 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 because this area will not be improved, it will be left as an open space lot.

The proposed project might have a potential impacts to jurisdictional waters regulated by the U.S. Army Corps of Engineers (Corps) under Section 404 of the Clean Water Act, by the Regional Water Quality Control Board (RWQCB) under Section 401 of the Clean Water Act, or the California Department of Fish and Game (CDFG) under California Fish and Game Code Section 1602; therefore, the project has been condition to mitigate for any impacts on jurisdictional waters as well as to obtain the necessary permits needed from the U.S. Army Corps of Engineers (Corps) and California Department of Fish and Game (CDFG) if disturbances are proposed within this area. However, as designed the proposed project will not have any impacts on jurisdictional waters.

Mitigation: The areas mapped CALIFORNIA DEPT. OF FISH & GAME (JURISDICTIONAL LIMITS) on the TENTATIVE TRACT MAP dated 01/17/06 shall be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. If disturbances on the jurisdictional limits is required, then Section 404 and Section 1601 and 1603 permits need to be obtain from the U.S. Army Corps of Engineers (Corps) and California Department of Fish and Game (CDFG). All existing Oak Trees shall be preserved on-site. (COA: 10.FLOODRI.23, 60.EPD.2, 60.PLANNING.10, 60.PLANNING.12, AND 60.PLANNING.13)

Monitoring: Monitoring shall be conducted by the Department of Building and Safety, the Environmental Programs Department, the Riverside County Flood Control District, and the Planning Department.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CULTURAL RESOURCES Would the project

7. Historic Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials, and PDA No. 4059

Findings of Fact: According to the Cultural Resources Assessment prepared for Tentative Tract Map No. 31896, by Jean A. Keller, dated July 2004, there are no "previously recorded cultural resources within the project area; however, a single-story residence occurred on-site, this structure was examined for evidence of historical significance. Since no cultural resources of either prehistoric or historic significance were observed according to the California Environmental Quality Act (CEQA), a demolition permit was obtained and this structure has been demolished and removed from the site. Furthermore, the project site has been entirely disturbed by previous residential and agricultural uses; it is not sensitive for cultural resources, and the potential for intact buried cultural materials is low." Therefore, 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.

Nonetheless, 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. If human remains are encountered during grading activities, 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 to determine proper mitigation. Furthermore, the Pechanga Band of Mission Indians requested that a Native American Monitor be present during any and all ground disturbing activities; therefore, a qualified tribal monitor from the Pechanga Band of Mission Indians shall be retained prior to grading permit issuance.

Mitigation: Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. 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 prior to grading permit issuance. 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. (COA: 10.PLANNING.20, 60.PLANNING.22, AND 60.PLANNING.24)

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials, and PDA No. 4059

Findings of Fact: According to the Cultural Resources Assessment prepared for Tentative Tract Map No. 31896, by Jean A. Keller, dated July 2004, there are no "previously recorded cultural resources within the project area; however, a single-story residence occurred on-site, this structure was examined for evidence of historical significance. Since no cultural resources of either prehistoric or historic significance were observed according to the California Environmental Quality Act (CEQA), a demolition permit was obtained and this structure has been demolished and removed from the site. Furthermore, the project site has been entirely disturbed by previous residential and agricultural uses; it is not sensitive for cultural resources, and the potential for intact buried cultural materials is low." The propose project will not disturb any human remains, including those interred outside of formal cemeteries and it will not restrict existing religious or sacred uses within the potential impact area, since these uses are non-existent at the project site. Therefore, 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.

Nonetheless, 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. If human remains are encountered during grading activities, 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 to determine proper mitigation. Furthermore, the Pechanga Band of Mission Indians requested that a Native American Monitor be present during any and all ground disturbing activities; therefore, a qualified tribal monitor from the Pechanga Band of Mission Indians shall be retained prior to grading permit issuance.

Mitigation: Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. 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 prior to grading permit issuance. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. (COA: 10.PLANNING.20, 60.PLANNING.22, AND 60.PLANNING.24)

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

9. Paleontological Resources

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: Per RCIP, the project site is located within an area of high paleontological sensitivity; as such, the proposed project has been condition to retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. 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 is deemed necessary.

Mitigation: A qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts shall be retained prior to grading permit issuance. (COA: 60.PLANNING.23)

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

GEOLOGY AND SOILS Would the project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS, and GEO No. 1231

Findings of Fact: County Geologic Report (GEO) No. 1231 was prepared for this project (TR31896) by T.H.E. Soils Co., Inc. (T.H.E), and is entitled: "Fault Hazard Investigation, Proposed Residential Development, +/-41.85 Acres, Tentative Tract Map No. 31896, Palomar Street, Northwest & West of Starbuck Circle, Wildomar Area, Riverside County, California", dated November 25, 2003. In addition, T.H.E. submitted the following documents for this project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. "Preliminary Geotechnical Investigation, Proposed 46.73-Acre (gross) Residential Development, 131 Lot, Tentative Tract Map No. 31896, Palomar Street at Starbuck Circle, Wildomar Area, Riverside County, California", dated November 2, 2004.

2. "Response to Riverside County Building & Safety Dept. Conditions of Approval Review Sheet, County Geologic Report No. 1231 (Geologic), Fault Hazard Investigation, Proposed Residential Development, +/-46.73-Acres, Tentative Tract Map No. 31896, Palomar Street, Northwest & West of Starbuck Circle, Wildomar Area, Riverside County, California", dated November 19, 2004.

3. "Addendum to Fault Hazard Investigation", Proposed Residential Development, +/-41.85 Acres, Tentative Tract Map No. 31896, Palomar Street, Northwest & West of Starbuck Circle, Wildomar Area, Riverside County, California", dated January 24, 2005.

These documents are herein incorporated as a part of GEO No. 1231.

GEO No. 1231 concluded:

1. Approximately 300-ft of the northeast corner of the subject site is located within a State of California Alquist-Priolo Fault-Rupture Hazard Zone for the Elsinore Fault.

2. No evidence of active faulting was identified on the subject site during aerial photograph review or within the exploratory fault trenches excavated for this site.

3. Due to the location of approximately 300-ft of the northeast corner of the subject site within and adjacent to a fault-rupture hazard zone, the existence of an active fault trace immediately adjacent to exploratory trenches FT-1 & FT-1A cannot be precluded. Accordingly, a 50-ft restricted use zone extending from the northeast limits of the fault trenches should be established on the easterly portion of the subject site as depicted on Plate 1 of the November 19, 2004 report referenced above.

4. Fault trenches were backfilled in an uncompacted manner. In addition, undocumented soil stockpiles and fill berms were observed on the site.

5. Due to the medium dense to dense sedimentary bedrock underlying the subject site at both the ground surface and at shallow depths and the generally silty nature of the sedimentary bedrock units, liquefaction and other groundwater related hazards are not anticipated.

6. The potential for ground rupture is anticipated to be low.

7. Provided the recommendations of GEO No. 1231 are implemented, any proposed structures will be founded either in medium dense to dense compacted fill and/or sedimentary bedrock, the settlement potential, under seismic loading conditions for the on-site materials is negligible.

GEO No. 1231 recommended:

1. Prior to placement of fill, complete removal of any undocumented fills will be required including removal of the soil berm on the southern portion of the subject site. Removal operations should also include removal of alluvial soils until either dense competent earth materials that are free of pores and roots with a minimum in-place density of approximately 85% or saturated soils with a minimum +80% saturation are exposed.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. Compaction of the full depth of the trenches will be required prior to construction of streets and residential pads over them.

3. A 50-ft restricted use zone extending from the northeast limits of the fault trenches should be established on the easterly portion of the subject site as depicted on Plate 1 of the November 19, 2004 report referenced above.

Furthermore, an environmental constraints sheet (ECS) shall be prepared delineating the Fault and Fault Hazard areas and noting that County Geologic Report (GEO) No. 1231 was prepared for this project, fault rupture hazard was identified as a potential geologic hazard on this property, structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks established in GEO No. 1231, and as shown on this Environmental Constraints Sheet.

Mitigation: Trenches shall be compacted the full depth prior to the construction of any streets and residential pads over them. A 50-ft restricted use zone extending from the northeast limits of the fault trenches should be established on the easterly portion of the subject site as depicted on Plate 1 of the November 19, 2004 report referenced above. An environmental constraints sheet (ECS) shall be prepared noting and delineating the potential for fault rupture and restricted use of the fault hazard area. (COA: 10.PLANNING.16, 10.PLANNING.17, AND 50.PLANNING.35)

Monitoring: Monitoring shall be conducted by the Planning Department.

11. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" and GEO No. 1231

Findings of Fact: Per RCIP, the project site is subject to liquefaction potential; as such, County Geologic Report (GEO) No. 1231 was prepared for this project (TR31896) by T.H.E. Soils Co., Inc. (T.H.E), and is entitled: "Fault Hazard Investigation, Proposed Residential Development, +/-41.85 Acres, Tentative Tract Map No. 31896, Palomar Street, Northwest & West of Starbuck Circle, Wildomar Area, Riverside County, California", dated November 25, 2003. In addition, T.H.E. submitted the following documents for this project:

1. "Preliminary Geotechnical Investigation, Proposed 46.73-Acre (gross) Residential Development, 131 Lot, Tentative Tract Map No. 31896, Palomar Street at Starbuck Circle, Wildomar Area, Riverside County, California", dated November 2, 2004.
2. "Response to Riverside County Building & Safety Dept. Conditions of Approval Review Sheet, County Geologic Report No. 1231 (Geologic), Fault Hazard Investigation, Proposed Residential Development, +/-46.73-Acres, Tentative Tract Map No. 31896, Palomar Street, Northwest & West of Starbuck Circle, Wildomar Area, Riverside County, California", dated November 19, 2004.
3. "Addendum to Fault Hazard Investigation", Proposed Residential Development, +/-41.85 Acres, Tentative Tract Map No. 31896, Palomar Street, Northwest & West of Starbuck Circle, Wildomar Area, Riverside County, California", dated January 24, 2005.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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These documents are herein incorporated as a part of GEO No. 1231.

GEO No. 1231 concluded:

5. Due to the medium dense to dense sedimentary bedrock underlying the subject site at both the ground surface and at shallow depths and the generally silty nature of the sedimentary bedrock units, liquefaction and other groundwater related hazards are not anticipated.

6. The potential for ground rupture is anticipated to be low.

7. Provided the recommendations of GEO No. 1231 are implemented, any proposed structures will be founded either in medium dense to dense compacted fill and/or sedimentary bedrock, the settlement potential, under seismic loading conditions for the on-site materials is negligible.

Therefore, it's determined that the project site is not subject to liquefaction potential and seismic-related ground failure is anticipated to be low and negligible; furthermore, since approximately 300-ft of the northeast corner of the subject site is located within a State of California Alquist-Priolo Fault-Rupture Hazard Zone for the Elsinore Fault mitigation that addresses seismic and fault hazards has been further addressed above (see Section 10 "Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones" above). As such, liquefaction potential impacts on the project site are less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," Figures S-13 through S-21 (showing General Ground Shaking Risk), Uniform Building Code, and GEO No. 1231

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.

Furthermore, County Geologic Report (GEO) No. 1231 was prepared for this project (TR31896) by T.H.E. Soils Co., Inc. (T.H.E), and is entitled: "Fault Hazard Investigation, Proposed Residential Development, +/-41.85 Acres, Tentative Tract Map No. 31896, Palomar Street, Northwest & West of Starbuck Circle, Wildomar Area, Riverside County, California", dated November 25, 2003. In addition, T.H.E. submitted the following documents for this project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. "Preliminary Geotechnical Investigation, Proposed 46.73-Acre (gross) Residential Development, 131 Lot, Tentative Tract Map No. 31896, Palomar Street at Starbuck Circle, Wildomar Area, Riverside County, California", dated November 2, 2004.

2. "Response to Riverside County Building & Safety Dept. Conditions of Approval Review Sheet, County Geologic Report No. 1231 (Geologic), Fault Hazard Investigation, Proposed Residential Development, +/-46.73-Acres, Tentative Tract Map No. 31896, Palomar Street, Northwest & West of Starbuck Circle, Wildomar Area, Riverside County, California", dated November 19, 2004.

3. "Addendum to Fault Hazard Investigation", Proposed Residential Development, +/-41.85 Acres, Tentative Tract Map No. 31896, Palomar Street, Northwest & West of Starbuck Circle, Wildomar Area, Riverside County, California", dated January 24, 2005.

These documents are herein incorporated as a part of GEO No. 1231.

GEO No. 1231 concluded:

1. Approximately 300-ft of the northeast corner of the subject site is located within a State of California Alquist-Priolo Fault-Rupture Hazard Zone for the Elsinore Fault.

2. No evidence of active faulting was identified on the subject site during aerial photograph review or within the exploratory fault trenches excavated for this site.

3. Due to the location of approximately 300-ft of the northeast corner of the subject site within and adjacent to a fault-rupture hazard zone, the existence of an active fault trace immediately adjacent to exploratory trenches FT-1 & FT-1A cannot be precluded. Accordingly, a 50-ft restricted use zone extending from the northeast limits of the fault trenches should be established on the easterly portion of the subject site as depicted on Plate 1 of the November 19, 2004 report referenced above.

4. Fault trenches were backfilled in an uncompacted manner. In addition, undocumented soil stockpiles and fill berms were observed on the site.

7. Provided the recommendations of GEO No. 1231 are implemented, any proposed structures will be founded either in medium dense to dense compacted fill and/or sedimentary bedrock, the settlement potential, under seismic loading conditions for the on-site materials is negligible.

GEO No. 1231 recommended:

1. Prior to placement of fill, complete removal of any undocumented fills will be required including removal of the soil berm on the southern portion of the subject site. Removal operations should also include removal of alluvial soils until either dense competent earth materials that are free of pores and roots with a minimum in-place density of approximately 85% or saturated soils with a minimum +80% saturation are exposed.

2. Compaction of the full depth of the trenches will be required prior to construction of streets and residential pads over them.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. A 50-ft restricted use zone extending from the northeast limits of the fault trenches should be established on the easterly portion of the subject site as depicted on Plate 1 of the November 19, 2004 report referenced above.

Furthermore, an environmental constraints sheet (ECS) shall be prepared delineating the Fault and Fault-Hazard areas and noting that County Geologic Report (GEO) No. 1231 was prepared for this project, fault rupture hazard was identified as a potential geologic hazard on this property, structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks established in GEO No. 1231, and as shown on this Environmental Constraints Sheet.

Mitigation: Trenches shall be compacted the full depth prior to the construction of any streets and residential pads over them. A 50-ft restricted use zone extending from the northeast limits of the fault trenches should be established on the easterly portion of the subject site as depicted on Plate 1 of the November 19, 2004 report referenced above. An environmental constraints sheet (ECS) shall be prepared noting and delineating the potential for fault rupture and restricted use of the fault hazard area. Prior to the issuance of any grading permits, geotechnical soils reports shall be submitted 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 Ground-shaking Zone II. (COA: 10.BSGRADE.2, 60.BSGRADE.4, 10.PLANNING.16, 10.PLANNING.17, AND 50.PLANNING.35)

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

13. Landslide Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				

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

Findings of Fact: The proposed project will not be located in areas where there are unstable soils that may cause landslides and the potential for landsliding during a seismic event is considered negligible under current conditions.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

14. Ground Subsidence	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?				

Source: RCIP and GEO No. 1231

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Reference Item No. 10 – Alquist-Priolo Earthquake Fault Zone – County Fault Hazard Zones and Item No. 11 – Liquefaction Potential Zone.

The ground subsidence (settlement) impacts and mitigation measures have been given detailed site specific consideration in the geotechnical evaluation for the project site. According to the Riverside County General Plan, the project site is not located within an area of potential ground subsidence. However, the geotechnical investigation states that due to the site topography, any proposed structures shall have foundations in either medium dense to dense compacted fill and or sedimentary bedrock in order to mitigate for potential seismically induced soil settlement. Implementation of the recommended geotechnical mitigation measures will ensure that potential ground subsidence impacts resulting from the proposed project would not exceed an amount that could harm the proposed structures.

Construction measures identified to reduce project site subsidence hazards to a level of non-significance are specified in the Preliminary Geotechnical Investigation. The above described mitigation measure will be identified in the grading plan and then verified in the field as each stage of construction takes place. Implementation of the proposed mitigation will not cause any additional area to be disturbed on the site or any additional environmental impacts, other than additional equipment excavation and compaction to achieve high densities of compacted material. This measure was incorporated into the construction timing and air quality impacts of the project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

15. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials, and RCIP

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

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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: RCIP, Ordinance No. 457, and Project Application Materials

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 the specifications and requirements of the Department of Environmental Health and the Elsinore Valley Municipal Water District.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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: RCIP, Staff Review, Project Application Materials, On-site Inspection, and GEO No. 1231

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 medium dense to dense sedimentary bedrock. Fill materials/disturbed native soils characterized as a silty sands and silt were encountered at the site. A weathered bedrock consisting of fine to coarse grained, silty to clayey sand was encountered beneath the upper surface soils. The bedrock was observed to be dense to very dense and damp (NorCal 2003). According to the geotechnical investigation, all upper fills/disturbed soils will be removed, the exposed surface scarified, and then properly compacted as per the specifications of the geotechnical investigation prior to the addition of any additional compacted fills, foundations, slabs-on-grade, and pavement. With submittal of a grading plan, Water Quality Management Plan (WQMP), and incorporating the following mitigation measures, potential impacts to soil will be reduced to a less than significant level.

None of the soil types found on the project site could be considered expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), and thereby create substantial risks to life or property. The measures identified above are expected to mitigate potential impacts to a level of insignificance. In addition, mitigation measures have previously been identified within this document to address potential liquefaction and subsidence impacts on the site.

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 WQMP to eliminate significant erosion hazards. (COA: 10.BSGRADE.3, 60.BSGRADE.4, AND 60.FLOODRI.8)

Monitoring: Monitoring shall be conducted by the Department of Building and Safety and 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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18. Erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Department of Building and Safety: Grading and Riverside County Flood Control District

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 WQMP to eliminate significant erosion hazards. (COA: 10.BSGRADE.3, 60.BSGRADE.3, 60.FLOODRI.3, AND 60.FLOODRI.8)

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<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
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials and RCIP

Findings of Fact: During the construction of the proposed development, 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. The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan; furthermore, the project site is not located within one-quarter mile of an existing or proposed school, as such implementation of the proposed project will not create a significant hazard to the public or the environment. According to RCIP, no sources of health hazards are known to exist on the project site or in the vicinity. In addition, the project site is not listed as a 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility" and GIS

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

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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"/>
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g) Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

"Tract Map 31896 is a proposal to divide 46.73 acres into residential lots in the Murrieta area. The project site is located on the northeast bank of Murrieta Creek east of Slaughter House Canyon, west of Palomar Street, and north of Rancho Temecula.

MURRIETA CREEK:

The Murrieta Creek 100-year floodplain covers large portions of the site along the southern boundary. The tentative map proposes substantial encroachment into the floodplain. The applicant has proposed revetted side slopes with toe protection down to the thalweg elevation of the well defined watercourse. The tentative map exhibit shows that the construction (and future District maintenance) of the slope revetment can be accomplished without disturbing the jurisdictional area delineated for Murrieta Creek. This concept shall be executed as proposed. Both the greenbelt channel facility and maintenance area setback are proposed to District standards. In addition, the alignment of the maintenance road connecting to the city maintenance road is correctly shown on a separate exhibit dated January 3rd, 2006.

The site is within the 100-year Zone A floodplain limits as delineated on Panel No. 060245-2730 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to issuance of grading permits or recordation of the final map which ever comes first and shall obtain a LOMR prior to final building inspections for lots impacted by the floodplain.

All letters of permission necessary for upstream impacts due the encroachment have been submitted to the District. The revised FEMA map will establish the new floodplain limits and depths on the adjacent properties.

MINOR DRAINAGE ISSUES:

A revised "Tract 31896 Preliminary Drainage Study" was submitted to the District January 10th, 2006. Onsite and offsite hydrology flowrates are acceptable for the tentative stage. In addition, the drainage study proposes to direct both high and low-flows to the bioswales. It shall be noted that only the water quality flows shall be tributary to the bioswales. Flows exceeding the water quality flowrate shall be conveyed directly to Murrieta Creek. This may require additional culvert outfalls at "F" and "D" Street.

There are three minor offsite watersheds tributary to the project site:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(A) The first watershed is approximately 73 acres and this watershed impacts the property along "I" Street. There is a proposed 78" storm drain to collect and convey these flows.

(B) A second 19-acre watershed drains to the northwestern corner of the property. Most of the flows are proposed to be collected and conveyed by improved Palomar Street to a proposed storm drain and finally to the existing 42" culvert in Starbuck Circle that outlets onto the downstream property. All of the 100-year flows from the hills north of Palomar Street shall be collected and conveyed by either an extension of improved Palomar Street beyond the project limits or by an extended storm drain with appropriate inlets. The remaining sheet flows from the small area downstream of Palomar Street are proposed to be collected by a drainage ditch between the northwestern boundary wall and property line to ensure these minimal sheet flows are conveyed to Murrieta Creek.

(C) Finally, a significant watercourse (proposed Murrieta Master Drainage Plan Line H) impacts the property near the southwest corner before joining Murrieta Creek. The developer submitted a study titled "Murrieta Creek MDP Line H Floodplain Analysis and Erosion Hazard Setback Determination for Tract 31896" dated March 22, 2005 and received by the District April 8, 2005. This study quantifies an appropriate setback from this stream and has been approved by the District. Both the designated floodplain and 25' erosion setback designated within this study shall be respected and implemented.

WATER QUALITY MITIGATION:

A preliminary Water Quality Management Plan (WQMP) for TR31896 was submitted to the District on December 20th, 2005. The developer proposes a bioswale alongside the southwestern boundary of the property adjacent to the proposed maintenance road to mitigate for the developments impacts to water quality. Well into the tentative approval process for this tract, a new requirement by the San Diego Regional Water Quality Board with increased water quality mitigation requirements was imposed on new development projects. The District finds the developer's proposal to maximize the water quality mitigation features without complete redesign of the tentative map acceptable.

However, the proposed water quality swales shall be "enhanced" by adding bio-filtration design elements including a 2' deep trench filled with a sand/mulch mix and a subdrain located underneath the bioswale. The District believes the "enhanced" swale will mitigate the pollutant of concern, phosphorus, at a medium level. There is concern for the portion of the swale southeast of cul-de-sac "G" (Swale D), which does not meet the design criteria. In the final design stage, maximizing the use of Swale C shall be evaluated. It appears that additional area could be directed to Swale C and away from Swale D. Hydrological Conditions of Concern have been addressed in a letter from the engineer dated December 2, 2005.

The tentative map exhibit shows that the construction (and future District maintenance) of the slope revetment can be accomplished without disturbing the jurisdictional area delineated for Murrieta Creek. This concept shall be executed as proposed.

The Murrieta Creek design shall include the following minimum elements unless approved by the General Manager Chief Engineer.

- a) All bank protection works shall be designed to District standards and all drawings prepared to District standard specifications.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The conveyance area between the improved banks shall be dedicated in fee to the Flood Control District.

c) If conservation easements or other constraints/encumbrances are placed on the wash area between the banks, the improvement plans shall depict the overlapping limits of the maintenance and conservation areas in plan form and in cross-section. (See also 10. FLOOD RI 23 for other regulatory obligations).

d) An access road to District Standards (15' minimum drivable) shall be provided on each side of the creek. Access roads shall be placed at the top of the proposed reveted slopes. Ramps shall be provided for the District to access the toes of the revetted slopes. A total of 4 ramps (2 on each bank) are anticipated. (The access roads along the creek may be utilized as a joint use trail and access road as long as all of the Districts' criteria are met and as long as the an appropriate public agency indemnifies the District for the recreational use).

The District acknowledges that competent bedrock might be discovered during excavation for construction of the armored toe-protection for the slopes in several locations adjacent to TR31896. By acceptance of these conditions of approval, the applicant accepts the following: 1. any changes to the approved plans/design shall be approved in advance of construction and shall be documented by the engineer of record on the as-built drawings, 2. the Chief Engineer will make the final determination if deviation from the approved plans is allowable."

Furthermore, the proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge. The residential development that will be constructed on the project site as a result of the proposed development is not anticipated to significantly impact the creation or contribution of runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

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. A Conditional Letter of Map Revision (CLOMR) shall be obtained prior to grading permit issuance from FEMA. (COA: 10.FLOODRI.1, 10.FLOODRI.2, 10.FLOODRI.5, 10.FLOODRI.9, 10.FLOODRI.18, 10.FLOODRI.22, 10.FLOODRI.23, 60.FLOODRI.2, 60.FLOODRI.3, 60.FLOODRI.4, 60.FLOODRI.8, 60.FLOODRI.9, 80.FLOODRI.2, 80.FLOODRI.4, AND 80.FLOODRI.5)

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

24. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, and GIS

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

"Tract Map 31896 is a proposal to divide 46.73 acres into residential lots in the Murrieta area. The project site is located on the northeast bank of Murrieta Creek east of Slaughter House Canyon, west of Palomar Street, and north of Rancho Temecula.

MURRIETA CREEK:

The Murrieta Creek 100-year floodplain covers large portions of the site along the southern boundary. The tentative map proposes substantial encroachment into the floodplain. The applicant has proposed revetted side slopes with toe protection down to the thalweg elevation of the well defined watercourse. The tentative map exhibit shows that the construction (and future District maintenance) of the slope revetment can be accomplished without disturbing the jurisdictional area delineated for Murrieta Creek. This concept shall be executed as proposed. Both the greenbelt channel facility and maintenance area setback are proposed to District standards. In addition, the alignment of the maintenance road connecting to the city maintenance road is correctly shown on a separate exhibit dated January 3rd, 2006.

The site is within the 100-year Zone A floodplain limits as delineated on Panel No. 060245-2730 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to issuance of grading permits or recordation of the final map which ever comes first and shall obtain a LOMR prior to final building inspections for lots impacted by the floodplain.

All letters of permission necessary for upstream impacts due the encroachment have been submitted to the District. The revised FEMA map will establish the new floodplain limits and depths on the adjacent properties.

MINOR DRAINAGE ISSUES:

A revised "Tract 31896 Preliminary Drainage Study" was submitted to the District January 10th, 2006. Onsite and offsite hydrology flowrates are acceptable for the tentative stage. In addition, the drainage

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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study proposes to direct both high and low-flows to the bioswales. It shall be noted that only the water quality flows shall be tributary to the bioswales. Flows exceeding the water quality flowrate shall be conveyed directly to Murrieta Creek. This may require additional culvert outfalls at "F" and "D" Street.

There are three minor offsite watersheds tributary to the project site:

(A) The first watershed is approximately 73 acres and this watershed impacts the property along "I" Street. There is a proposed 78" storm drain to collect and convey these flows.

(B) A second 19-acre watershed drains to the northwestern corner of the property. Most of the flows are proposed to be collected and conveyed by improved Palomar Street to a proposed storm drain and finally to the existing 42" culvert in Starbuck Circle that outlets onto the downstream property. All of the 100-year flows from the hills north of Palomar Street shall be collected and conveyed by either an extension of improved Palomar Street beyond the project limits or by an extended storm drain with appropriate inlets. The remaining sheet flows from the small area downstream of Palomar Street are proposed to be collected by a drainage ditch between the northwestern boundary wall and property line to ensure these minimal sheet flows are conveyed to Murrieta Creek.

(C) Finally, a significant watercourse (proposed Murrieta Master Drainage Plan Line H) impacts the property near the southwest corner before joining Murrieta Creek. The developer submitted a study titled "Murrieta Creek MDP Line H Floodplain Analysis and Erosion Hazard Setback Determination for Tract 31896" dated March 22, 2005 and received by the District April 8, 2005. This study quantifies an appropriate setback from this stream and has been approved by the District. Both the designated floodplain and 25' erosion setback designated within this study shall be respected and implemented.

WATER QUALITY MITIGATION:

A preliminary Water Quality Management Plan (WQMP) for TR31896 was submitted to the District on December 20th, 2005. The developer proposes a bioswale alongside the southwestern boundary of the property adjacent to the proposed maintenance road to mitigate for the developments impacts to water quality. Well into the tentative approval process for this tract, a new requirement by the San Diego Regional Water Quality Board with increased water quality mitigation requirements was imposed on new development projects. The District finds the developer's proposal to maximize the water quality mitigation features without complete redesign of the tentative map acceptable.

However, the proposed water quality swales shall be "enhanced" by adding bio-filtration design elements including a 2' deep trench filled with a sand/mulch mix and a subdrain located underneath the bioswale. The District believes the "enhanced" swale will mitigate the pollutant of concern, phosphorus, at a medium level. There is concern for the portion of the swale southeast of cul-de-sac "G" (Swale D), which does not meet the design criteria. In the final design stage, maximizing the use of Swale C shall be evaluated. It appears that additional area could be directed to Swale C and away from Swale D. Hydrological Conditions of Concern have been addressed in a letter from the engineer dated December 2, 2005.

The tentative map exhibit shows that the construction (and future District maintenance) of the slope revetment can be accomplished without disturbing the jurisdictional area delineated for Murrieta Creek. This concept shall be executed as proposed.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Murrieta Creek design shall include the following minimum elements unless approved by the General Manager Chief Engineer.

- a) All bank protection works shall be designed to District standards and all drawings prepared to District standard specifications.
- b) The conveyance area between the improved banks shall be dedicated in fee to the Flood Control District.
- c) If conservation easements or other constraints/encumbrances are placed on the wash area between the banks, the improvement plans shall depict the overlapping limits of the maintenance and conservation areas in plan form and in cross-section. (See also 10. FLOOD RI 23 for other regulatory obligations).
- d) An access road to District Standards (15' minimum drivable) shall be provided on each side of the creek. Access roads shall be placed at the top of the proposed reveted slopes. Ramps shall be provided for the District to access the toes of the revetted slopes. A total of 4 ramps (2 on each bank) are anticipated. (The access roads along the creek may be utilized as a joint use trail and access road as long as all of the Districts' criteria are met and as long as the an appropriate public agency indemnifies the District for the recreational use).

The District acknowledges that competent bedrock might be discovered during excavation for construction of the armored toe-protection for the slopes in several locations adjacent to TR31896. By acceptance of these conditions of approval, the applicant accepts the following: 1. any changes to the approved plans/design shall be approved in advance of construction and shall be documented by the engineer of record on the as-built drawings, 2. the Chief Engineer will make the final determination if deviation from the approved plans is allowable."

Furthermore, the proposed project will not 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) and it will not change the amount of surface water in any water body.

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. A Conditional Letter of Map Revision (CLOMR) shall be obtained prior to grading permit issuance from FEMA. (COA: 10.FLOODRI.1, 10.FLOODRI.2, 10.FLOODRI.5, 10.FLOODRI.9, 10.FLOODRI.18, 10.FLOODRI.22, 10.FLOODRI.23, 60.FLOODRI.2, 60.FLOODRI.3, 60.FLOODRI.4, 60.FLOODRI.8, 60.FLOODRI.9, 80.FLOODRI.2, 80.FLOODRI.4, AND 80.FLOODRI.5)

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

LAND USE/PLANNING Would the project

25. Land Use
- a) Result in a substantial alteration of the present or planned land use of an area?

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

Findings of Fact: **Change of Zone No. 6918** proposes to change the project site's current zoning classifications from Manufacturing-Service Commercial (M-SC) and Rural Residential (R-R) to One-Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1).

Tentative Tract Map No. 31896 proposes a Schedule "A" subdivision of 46.73 gross acres into 131 single-family residential lots with a minimum lot size of 7,200 sq. ft. and a 6.65-acre Open Space Lot.

The proposed project will not result in an alteration of the present and future planned land uses of the area, because surrounding land uses include scatter residential homes to the north, proposed single-family homes to the west, a religious place of worship and vacant land to the east, and existing single-family homes to the south. Furthermore, planned/proposed developments within the project site's vicinity are compatible with the development proposed; therefore, the proposed project will further allow for compatible and consistent uses to be developed in the project site's vicinity.

The project site is not located within a City Sphere of Influence.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Source: Riverside County General Plan Land Use Element, Staff Review, GIS, and Project Application Materials

Findings of Fact: **Change of Zone No. 6918** proposes to change the project site's current zoning classifications from Manufacturing-Service Commercial (M-SC) and Rural Residential (R-R) to One-Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1).

Tentative Tract Map No. 31896 proposes a Schedule "A" subdivision of 46.73 gross acres into 131 single-family residential lots with a minimum lot size of 7,200 sq. ft. and a 6.65-acre Open Space Lot.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed subdivision is not consistent with the project site's existing zoning classifications; therefore, a change of zone application is being process concurrently to permit residential lots with a minimum lot size of 7,200 sq. ft. and to protect Murrieta Creek.

Surrounding land uses include scatter residential homes to the north, proposed single-family homes to the west, a religious place of worship and vacant land to the east, and existing single-family homes to the south. Surrounding zoning classifications are Rural Residential (R-R) to the north, west, and east, Watercourse, Watershed & Conservation Areas (W-1) to the west, Manufacturing-Service Commercial (M-SC) to the east, and the City of Murrieta to the south. The proposed subdivision is compatible with the existing and proposed surrounding land use designations, zoning classifications, and land uses.

The proposed subdivision will be consistent with the proposed One-Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1) zoning classifications. The proposed zoning classifications are consistent with the existing general plan land use designation of Medium Density Residential (MDR) (2 – 5 dwelling units per acre). The proposed subdivision is consistent with the land use designations and policies of the Elsinore Area Plan. The project site 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. 6918 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
27. Mineral Resources	<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: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

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

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

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

NA A B C D

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations"

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 living in the project site to excessive noise levels; or within the vicinity of a private airstrip that would expose people living in the project site to excessive noise levels.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

29. Railroad Noise

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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NA A B C D

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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NA A B C D

Source: On-site Inspection and Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is not located near any highways; therefore, no impacts will occur as a result of the proposed project. The project site is located west of Palomar Street/Washington Avenue, which is a major thoroughfare; however, noise generated by this street will have a less than significant impact on the proposed project since speeds on this stretch of roadway are low due to physical road constraints that prohibit motorist to speed through this area. Furthermore, noise attenuation measures have been incorporated into the project design to mitigate for any potential noise impacts generated by this street.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

31. Other Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials and GIS

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

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"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials

Findings of Fact: The proposed project will create unavoidable incremental noise at a level less than significant. 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 the residential development will result in an increase of noise levels, but these increased noise levels will be less than significant.

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.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS, and Riverside County General Plan Housing Element

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 exceed cumulatively official regional or local population projections.

The project site is not located within a redevelopment project area.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

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

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

35. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP Safety Element, Ordinance 659, and Project Review

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

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Lake Elsinore Unified School District Correspondence 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

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 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

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

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

39. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: GIS, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), and Parks & Open Space Department Review

Findings of Fact: The project proposes a community trail within a flood control maintenance road; this road will serve as a dual use amenity. Any physical effect on the environment as a result of the proposed recreational amenity has been address and it has been concluded that the proposed recreational amenities will not have a significant effect on the environment. Residents of the proposed project might use existing neighborhood or regional parks or other recreational facilities; however, the number of residents that will house the proposed project will not cause significant use of existing neighborhood recreational amenities since only 131 units are being proposed to be constructed on the project site. Therefore, such use will not substantially cause for significant physical deterioration of the facilities to occur or to be accelerated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed subdivision is located within the Sphere of Influence of County Service Area No. 152A, which is responsible for the collection of Quimby fees. The proposed project shall provide payment of Quimby fees. 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.6).

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

40. Recreational Trails

Source: RCIP and Elsinore Area Plan Figure 8 "Trails and Bikeway System", and Parks & Open Space Department Review

Findings of Fact: RCIP notes that a Class I Bike Path/Regional Trail runs along Murrieta Creek. Physical constraints do not allow for full improvements of the required trail; however, a community trail is being constructed along the Murrieta Creek. The 15' wide community trail is a dual use amenity that will serve primarily as a Flood Control Maintenance Road and a community trail. The community trail/maintenance road will be constructed as part of the required flood control facilities and maintenance of this facility will be through a joint venture between the Riverside County Flood Control District and a Trails Maintenance District.

Mitigation: The proposed community trail/flood control maintenance road shall be constructed as part of the required Flood Control facilities that will serve the proposed project. The proposed project shall be annex to a trails maintenance district or other maintenance entity approved by the County Planning Department for their fair share maintenance cost of the dual use community trail/flood control maintenance road. (COA: 10.FLOODRI.2 AND 50.PLANNING.10)

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

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

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

b) Result in inadequate parking capacity?

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

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

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

Washington Avenue (NS) at: "I" Street - Future Intersection

Palomar Street (NS) at: Clinton Keith Road (EW) and at Starbuck Circle (EW)

Frontage Road/Hidden Springs Road (NS) at: Clinton Keith Road (EW)

I-15 Southbound Ramps (NS) at: Clinton Keith Road (EW)

I-15 Northbound Ramps (NS) at: Clinton Keith Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The intersection of Washington Avenue/"H" Street shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane.

Southbound: two through lanes.

Eastbound: one shared left/right turn lane.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The intersection of Palomar Street/Starbuck Circle shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane.

Southbound: two through lanes.

Eastbound: one shared left/right turn lane.

NOTE: These Geometrics are based on an interim design. Starbuck Circle will be restricted to right-in, right-out through the installation of a raised median. Installation of the median may be deferred to the time that Washington Avenue is realigned, or as approved by the Transportation Department.

Dedications shall be provided as follow: Starbuck Circle (entry portions from Palomar Street to 'B' Street) shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 111. (56'/78'). The remaining portion of Starbuck Circle and all internal streets shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section A: (36'/56').

Palomar Street is a paved County maintained road and shall be improved with concrete curb-and-gutter located 43 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 64 foot half-width dedicated right-of-way in accordance with County Draft Standard No. 92. (43'/64'). NOTE: The improvements on Palomar Street will include a curbed and landscaped median. Washington Street is a paved County maintained road and shall be improved with concrete curb-and-gutter concrete located 32 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 50 foot half-width dedicated right-of-way in accordance with County Draft Standard No. 94. (32'/50').

Lot access shall be restricted on Palomar Street/Washington Avenue and Lots 1, 19, 20 and 37 on Starbuck Circle and so noted on the final map.

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

Furthermore, the proposed project will not result in inadequate parking capacity. The project will not result in a change in air traffic patterns or alter waterborne, rail or air traffic. The project will not substantially increase hazards to a design feature. The proposed project will not cause an effect upon circulation during the project's construction. The project will not result in inadequate emergency access or access to nearby uses. The proposal will not conflict with adopted policies supporting alternative transportation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: The propose project shall make the following improvements: a) all roads 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.8, 50.TRANS.4, 50.TRANS.7, 50.TRANS.8, 50.TRANS.9, 50.TRANS.34, AND 90.TRANS.1)

Monitoring: Monitoring shall be conducted by the Transportation Department.

42. Bike Trails

Source: RCIP

Findings of Fact: There are no bike trails within the project site or the vicinity.

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 potable 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 and the Elsinore Valley Municipal Water District.

Mitigation: No mitigation measures are necessary.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

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 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 and the Elsinore Valley Municipal Water District.

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 District Correspondence

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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46. Utilities

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

a) Electricity?	<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

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. Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities (such as drainage facilities and wastewater collection and treatment systems (Elsinore Valley Municipal Water District, Wastewater Master Plan, 2002) that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. The project is not anticipated to be in conflict or create any significant impacts associated with the adopted energy conservation plans.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

MANDATORY FINDINGS OF SIGNIFICANCE

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff Review and Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife

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

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.

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

Source: Staff Review and Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. All environmental concerns have been address through the Environmental Assessment prepared for the proposed project.

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

Source: Staff Review and Project Application Materials

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

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?
-

Source: Staff Review and Project application

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- RCIP: Riverside County Integrated Project
- PDA No. 4059: "Cultural Resources Assessment for Tentative Tract Map No. 31896," prepared by Jean A. Keller, dated July 2004
- PDB No. 3401 and 3701: "Biological Habitat Assessment & jurisdictional Delineation" and "Riparian Delineation Map," prepared by Tom Dodson & Associates, dated December 2004
- County Geologic Report (GEO) No. 1231 was prepared for this project (TR31896) by T.H.E. Soils Co., Inc. (T.H.E), and is entitled: "Fault Hazard Investigation, Proposed Residential Development, +/-41.85 Acres, Tentative Tract Map No. 31896, Palomar Street, Northwest & West of Starbuck Circle, Wildomar Area, Riverside County, California", dated November 25, 2003. In addition, T.H.E. submitted the following documents for this project:
 - 1. "Preliminary Geotechnical Investigation, Proposed 46.73-Acre (gross) Residential Development, 131 Lot, Tentative Tract Map No. 31896, Palomar Street at Starbuck Circle, Wildomar Area, Riverside County, California", dated November 2, 2004.
 - 2. "Response to Riverside County Building & Safety Dept. Conditions of Approval Review Sheet, County Geologic Report No. 1231 (Geologic), Fault Hazard Investigation, Proposed Residential Development, +/-46.73-Acres, Tentative Tract Map No. 31896, Palomar Street, Northwest & West of Starbuck Circle, Wildomar Area, Riverside County, California", dated November 19, 2004.
 - 3. "Addendum to Fault Hazard Investigation", Proposed Residential Development, +/-41.85 Acres, Tentative Tract Map No. 31896, Palomar Street, Northwest & West of Starbuck Circle, Wildomar Area, Riverside County, California", dated January 24, 2005.
- "Tentative Tract Map 31896 Preliminary Noise Study County of Riverside, California," prepared by Urban Crossroads, Inc., dated February 9, 2004

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502

ATTACHMENT C

County approved TTM No. 31896

ATTACHMENT D

TTM No. 31896 – Minor Change Exhibit

TENTATIVE TRACT MAP NO. 31896

THIS IS A SCHEDULE 'A' SUBDIVISION

AMENDED NO. 6

LOT SUMMARY

LOT NO.	LOT NET AREA	LOT USABLE AREA	LOT WIDTH	LOT NO.	LOT NET AREA	LOT USABLE AREA	LOT WIDTH
1	10,680	10,544	61	41	7,392	7,204	55
2	9,209	9,209	65	42	7,392	6,798	55
3	8,386	8,386	64	43	7,392	6,798	55
4	8,300	8,300	64	44	7,392	6,798	55
5	7,672	7,672	65	45	7,392	6,798	55
6	7,605	7,605	65	46	7,392	6,798	55
7	7,607	7,607	65	47	7,392	6,798	55
8	7,607	7,607	65	48	7,392	6,798	55
9	7,768	7,768	65	49	7,392	6,798	55
10	12,426	12,426	61	50	10,740	10,307	55
11	10,337	10,337	61	51	10,740	10,307	55
12	8,442	8,442	56	52	7,222	7,154	45
13	8,432	8,432	70	53	6,407	6,399	65
14	8,228	8,228	70	54	9,640	9,549	65
15	7,889	7,889	69	55	10,740	10,307	55
16	7,536	7,536	65	56	7,430	7,430	65
17	7,539	7,539	70	57	7,889	7,889	55
18	8,039	8,039	76	58	10,609	10,250	55
19	7,850	7,850	65	59	7,850	8,036	70
20	8,799	8,080	70	60	9,640	9,640	65
21	8,509	7,986	56	61	7,291	7,291	50
22	7,727	6,999	66	62	7,345	7,345	65
23	7,727	7,727	65	63	7,392	6,798	55
24	7,727	7,727	65	64	7,392	6,798	55
25	8,220	7,907	62	65	7,727	7,727	55
26	8,327	7,603	70	66	10,525	9,208	65
27	7,665	8,366	70	67	9,243	8,838	65
28	8,608	7,906	56	68	10,579	10,579	44
29	9,999	10,388	65	69	7,494	7,494	65
30	10,257	10,026	41	70	7,501	7,501	65
31	10,106	10,106	41	71	7,501	7,501	65
32	9,392	9,392	80	72	10,004	10,004	52
33	8,281	8,311	75	73	14,508	14,524	50
34	8,864	8,864	76	74	8,291	7,610	42
35	7,889	7,889	65	75	8,818	8,818	54
36	8,829	8,829	65	76	8,510	8,510	60
37	8,628	8,628	80	77	8,514	8,514	70
38	8,510	8,510	55	78	7,889	7,889	72
39	7,727	7,727	55	79	10,320	10,320	70
40	7,727	7,727	65	80	10,320	10,320	70
41	8,000	8,000	65	81	7,889	7,889	72
42	8,814	8,814	65	82	8,291	7,610	70
43	8,914	8,914	65	83	10,320	10,320	70
44	7,727	7,727	65	84	10,046	10,046	60
45	7,727	7,727	65	85	9,564	9,564	70
46	7,727	7,727	65	86	8,291	7,610	70
47	7,727	7,727	65	87	10,320	10,320	70
48	7,727	7,727	65	88	10,320	10,320	70
49	15,321	15,321	104	89	7,566	6,816	65
50	10,320	10,320	76	90	8,291	7,610	70
51	7,889	7,889	65	91	7,889	7,889	65
52	7,889	7,889	65	92	7,889	7,889	65
53	10,292	10,292	109	93	7,889	7,889	65
54	7,392	7,392	65	94	7,889	7,889	65
55	7,392	7,392	65	95	7,889	7,889	65
56	7,392	7,392	65	96	7,889	7,889	65
57	7,392	7,392	65	97	7,889	7,889	65
58	7,392	7,392	65	98	7,889	7,889	65
59	7,392	7,392	65	99	7,889	7,889	65
60	7,392	7,392	65	100	7,889	7,889	65
61	7,392	7,392	65	101	7,889	7,889	65
62	8,440	8,440	65	102	7,889	7,889	65
63	9,444	9,444	56	103	8,509	8,509	56
64	9,444	9,444	56	104	8,509	8,509	56

VICINITY MAP
NOT TO SCALE
THOMAS GUIDE 2004
PAGE 922, F-2
SEC. 1, 12 T. 7S., R. 4W

GENERAL NOTES

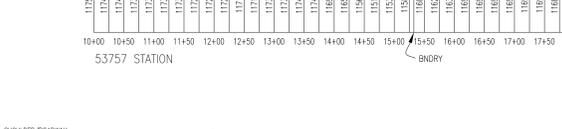
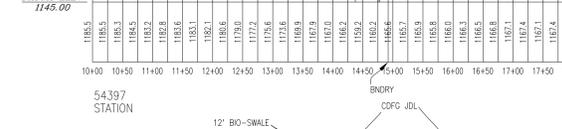
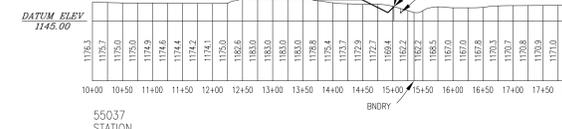
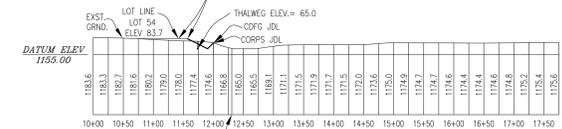
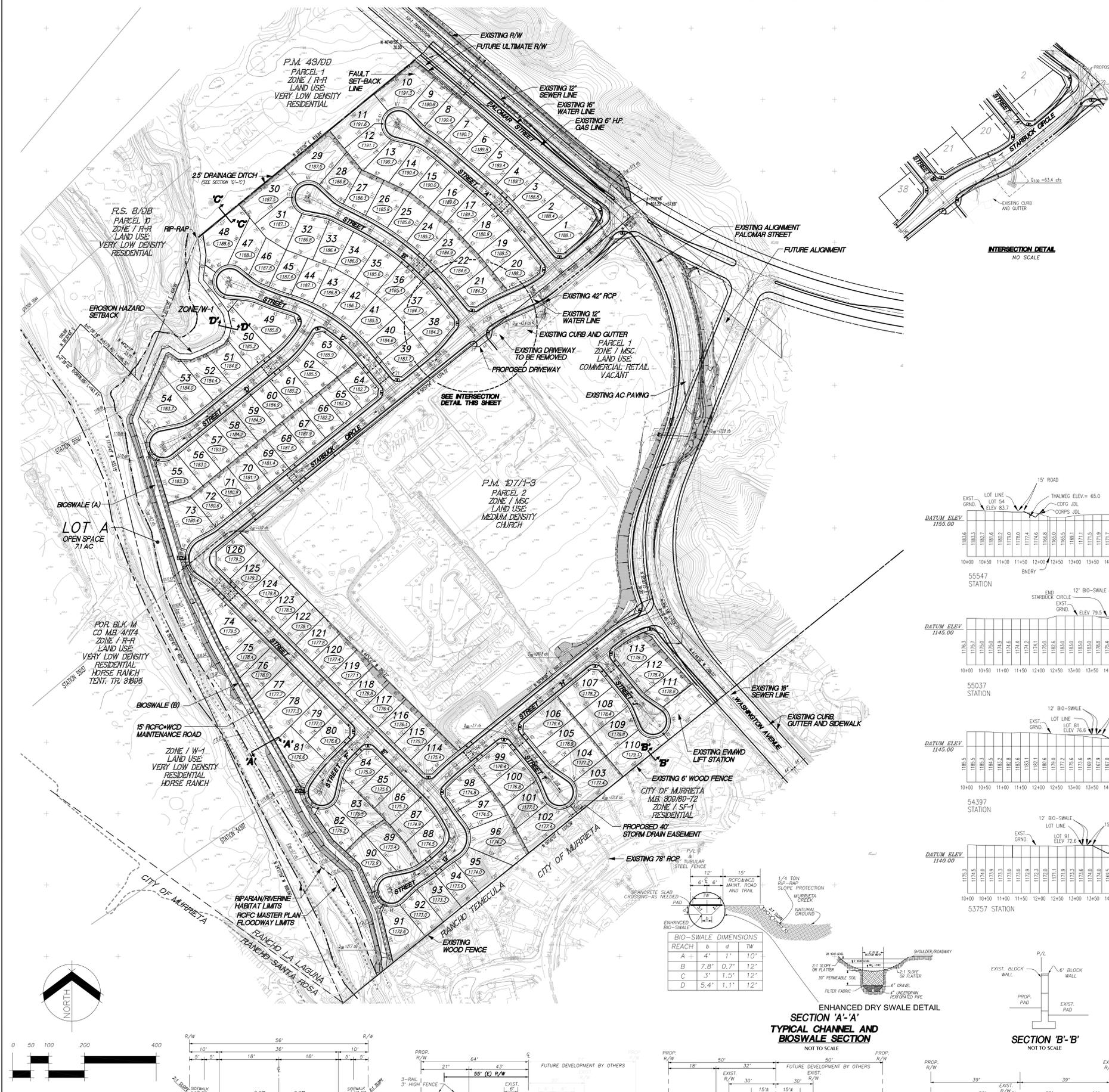
- LEGAL DESCRIPTION**
PORTION OF BLOCK 'A' OF ELSINORE AS SHOWN BY MAP ON RILE IN BOOK 4 OF MAPS, 41 PAGE 174 THEREOF, RECORDS OF SAN DIEGO COUNTY, P.C. 1, 2, 3 AND 4 OF PM 8828, PM BK 4399, SEC. 1, 12, 17S., R. 4W.
- TOTAL ORIGINAL ACREAGE:**
46.73 ACRES (GROSS)
42.09 ACRES (NET)
- NUMBER OF LOTS:**
10 SINGLE FAMILY
1 OPEN SPACE LOT
- MINIMUM LOT SIZE:**
7,200 S.F.
- EXISTING ZONING:**
M-5C AND R-R
- PROPOSED ZONING:**
R1 AND W-1
- EXISTING LAND USE:**
RESIDENTIAL VACANT
- PROPOSED LAND USE:**
RESIDENTIAL
- EXISTING LAND USE DESIGNATION:**
MEDIUM DENSITY RESIDENTIAL (2.5 DU/AC)
- PROPOSED LAND USE DESIGNATION:**
MEDIUM DENSITY RESIDENTIAL
- METHOD OF SEWAGE DISPOSAL:**
SEWER
- UTILITIES:**
AVERAGE LOT SIZE: 8,659 SF
AVERAGE PAD SIZE: 8,299 SF
AVERAGE LOT WIDTH: 68 SF
STREET AREA: 10.7 AC (466,880 SF)
LOT AREA: 7.1 AC (309,419 SF)
- SCHOOL DISTRICT:**
ELSINORE UNIFIED SCHOOL DISTRICT
- ASSESSORS PARCEL NO. S:**
300-640-07, 08 AND 300-210-005, 004, 005, 008, 015
- 2004 THOMAS BROS. GUIDE:**
PG. 922 F-3
- TENTATIVE MAP PREPARED:**
OCTOBER, 2009
- ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNED TO ACCOMMODATE 100 YEAR STORM FLOWS. ALL STORM FLOWS ARE APPROX.**
- ALL STRUCTURES AND FENCES ON SITE TO BE REMOVED AS PART OF DEVELOPMENT.**
- TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND SUB-DIVIDER.**
- THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.**
- COMMUNITY PLAN:**
THIS PROJECT LIES WITHIN CSA 92
- ALL SLOPES ARE 2:1 UNLESS OTHERWISE NOTED.**
- THE PROJECT SITE IS SUBJECT TO MODERATE LIQUEFACTION POTENTIAL AND PART OF THE PROJECT SITE IS LOCATED WITHIN THE ELSINORE FAULT ZONE.**
- OPEN SPACE TO BE MAINTAINED BY H.O.A.**
- THIS PROJECT IS SUBJECT TO FLOOD HAZARD.**
- FEMA FLOOD PLAN:**
FLOOD ZONE C AND ZONE A
- THE DRAINAGE WILL COMPLY WITH SUPPLEMENT 'A' OF RIVERSIDE DRAINAGE AREA MANAGEMENT PLANS PRIOR TO EXITING THE SITE.**
- BIO-SWALES USED AS STORM WATER TREATMENT BMP'S.**

EASEMENT NOTE

- A WELL SITE AND INGRESS/EGRESS EASEMENT OER INST. NO. 244592/200999.

LEGEND

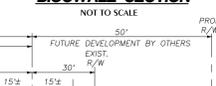
- LDSCP - LANDSCAPE
- GF - GRADE BREAK
- FF - FINISHED FLOOR ELEVATION
- FS - FINISHED SURFACE
- FL - FLOW LINE
- TC - TOP OF CURB
- PE - PAD ELEVATION
- 1035 - EXISTING CONTOURS
- 1035 - PROPOSED CONTOURS
- 6" TUBULAR STEEL FENCE
- CALIFORNIA DEPT. OF FISH & GAME (JURISDICTIONAL LIMITS) AND RIPARIAN/RIVERINE HABITAT LIMITS
- U.S. ARMY CORPS OF ENGINEERS (JURISDICTIONAL LIMITS)
- FLOODPLAIN LIMITS
- SPANCRETE SLAB OVER BIOSWALE



BIO-SWALE DIMENSIONS

REACH	a	b	d	TW
A	4'	1'	10'	
B	7.8'	0.7'	12'	
C	3'	1.5'	12'	
D	5.4'	1.1'	12'	

SECTION 'A'-A' TYPICAL CHANNEL AND BIOSWALE SECTION



SECTION 'B'-B'



SECTION 'C'-C'

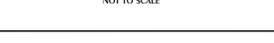


SECTION 'D'-D'

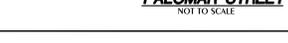


THIS MAP IS BASED ON RECORD DATA AND SHOULD NOT BE RELIED UPON FOR ACCURATE SURVEY INFORMATION. ALL MEASUREMENTS SHALL BE FIELD VERIFIED BY PERSONS AUTHORIZED TO PERFORM SUCH WORK. ANY DESIGN INFORMATION SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE AND SHALL NOT BE RELIED ON FOR CONSTRUCTION PURPOSES.

STREET 'A', 'B', 'C', 'D', 'E', 'F' 'G', 'H', 'I', & 'J'



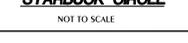
PALOMAR STREET



WASHINGTON AVENUE



STARBUCK CIRCLE



NO.	DATE	REVISION

OWNER/APPLICANT
R&H WILDOR 1, LLC
C/O JEFF RHODES
1801-C PARKCOURT PLACE
SANTA ANA, CA 92702-1973
(714) 972-8044 TEL.
(714) 973-0865 FAX

PREPARED BY:
MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS

17320 Redhill Ave.
Suite 350
Irvine, CA 92614
Phone: 949-251-8821
Fax: 949-251-0516