

116B



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

**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
March 11, 2009

**SUBJECT:** NOTICE OF DECISION OF THE PLANNING COMMISSION REGARDING REQUEST FOR EXTENSION OF TIME TO RECORD FINAL MAP FOR TENTATIVE TRACT MAP NO. 31008.

**ORIGINAL DATE OF APPROVAL:** April 13, 2004

**SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31008 -**  
Applicant: Leon Road, LLC - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) - Location: Southeasterly corner of Holland Road and Leon Road, northeasterly corner of Eucalyptus Road and Craig Avenue. - 160 Acres - Zoning: One Family Dwelling (R-1) (7,200 Square Foot Minimum) - Schedule A subdivision of 160 acres into 366 single family lots with a 7,200 square foot minimum, a 5.3 acre park site and 29.33 acres of open space/drainage lots. - **REQUEST: EXTENSION OF TIME TO APRIL 13, 2009 - SECOND EXTENSION.**

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on November 19, 2008.

The decision of the Planning Commission considered final and no action by the Board of Supervisors is required unless, within 10 days after the Notice of Decision appears on the Board's agenda, the applicant or an interested person files an appeal with the Clerk of the Board accompanied by the fee set forth in Ordinance No. 671.

Ron Goldman  
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 4/1/09 mg

Tina Grande  
Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

1.3

Agenda Item No.: 1.1  
Area Plan: Harvest Valley/Winchester  
Zoning Area: Winchester  
Supervisory District: Third  
Project Planner: David Mares *DM*

TENTATIVE TRACT MAP NO. 31008  
SECOND EXTENSION OF TIME  
Planning Commission: November 19, 2008  
Applicant: Leon Road, LLC

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT PLANNING COMMISSION CONSENT CALENDAR STAFF REPORT

The applicant of the below listed tentative map has requested an extension of time to allow for recordation of a final map. The following will be presented to the Planning Commission as a consent calendar item. Unless specifically requested by the applicant at the time of consideration this item may not be discussed and is subject to action by the Commission under a single motion.

CEQA: The following map has conformed to the requirements of the California Environmental Quality Act. It has been determined that the individual map has one or more potentially significant environmental changes and may have a significant effect upon the environment.

GENERAL PLAN: Unless otherwise noted, the following map has been determined to be consistent with the General Plan and all of its elements.

ORDINANCE NO. 659: It has been determined that in order to ensure public health, safety and welfare, the map listed below will be required to pay all fees in accordance with Ordinance No. 659.

### BACKGROUND

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of twelve new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The County Planning Department is recommending the addition of seven conditions, of which two are 10. Series (Map – Viable Landscaping, and Map – Front Yard Landscaping), two are 80. Series (Map – Parking/Landscaping Plan, and Map – Landscaping Securities) and three are 90. Series (Map – Lndscp/Irrig Install Ins, Map – Specimen Trees Required, and Map – Comply W/Lndscp/Irrig.) The County Transportation Department is recommending the addition of five conditions, of which two are 50. Series (Map – Graffiti Abatement EOT 2, Map – Utility Plan EOT 2), and three are 90. Series (Map – Utility Install EOT2, Map – Landscape EOT2, and Map – Graffiti Abatement EOT2.)

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package is the correspondence from the Extension of Time applicant (dated September 18, 2008) indicating the acceptance of the conditions.

### FURTHER PLANNING CONSIDERATIONS

EFFECT OF SB 1185: On July 15, 2008 Governor Schwarzenegger signed into law SB 1185, "which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month

*DM*

**TENTATIVE TRACT MAP NO. 31008  
SECOND EXTENSION OF TIME  
PC Staff Report: November 19, 2008  
Page 2 of 2**

extension on previously approved subdivision maps and allows local governments to approve an additional 12 month extension at their discretion”.

Therefore, upon an approval action by the Planning Commission, a subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period without an appeal application, the tentative map's expiration date will become April 13, 2009 and will automatically gain benefit of the change to State law (SB 1185), and will, in fact, be extended until April 13, 2010. If a final map has not been recorded prior this date a third extension of time application for the approved tentative map must be filed.

**ORIGINAL APPROVAL DATE: April 13, 2004**

**RECOMMENDATION:**

**APPROVAL, subject to all the previously approved and amended/added Conditions of Approval, (with the applicant's consent) of the SECOND EXTENSION OF TIME REQUEST to APRIL 13, 2009 for:**

**SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31008 - Applicant: Leon Road, LLC - Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) - Location: Southeasterly corner of Holland Road and Leon Road, northeasterly corner of Eucalyptus Road and Craig Avenue. – 160 Acres - Zoning: One Family Dwelling (R-1) (7,200 Square Foot Minimum) - Schedule A subdivision of 160 acres into 366 single family lots with a 7,200 square foot minimum, a 5.3 acre park site lot and 29.33 acres of open space/drainage lots. - REQUEST: EXTENSION OF TIME TO APRIL 13, 2009 - SECOND EXTENSION.**

DM:dm

11/10/2008

Y:\Planning Case Files-Riverside office\TR31008\2ND EOT\2ND EOT Staff Report for TR31008.doc

TRACT MAP Tract #: TR31008

Parcel: 466-310-026

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 17                   MAP - VIABLE LANDSCAPING                   RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS."  
EOT2

10.PLANNING. 18                   MAP FRONT YARD LANDSCAPE                   RECOMMND

This condition applies only to Schedule A-D tract maps. All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts.  
EOT2

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 29                   MAP - GRAFFITI ABATEMENT EOT2                   RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 30                   MAP - UTILITY PLAN EOT2                   RECOMMND

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

TRACT MAP Tract #: TR31008

Parcel: 466-310-026

50. PRIOR TO MAP RECORDATION

50.TRANS. 30                      MAP - UTILITY PLAN EOT2 (cont.)                      RECOMMND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 26                      MAP - PARKING/LANDSCAPING PLAN                      RECOMMND

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. The irrigation plan shall include a smart controller which is capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

EOT2

80.PLANNING. 27                      MAP - LANDSCAPING SECURITIES                      RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

TRACT MAP Tract #: TR31008

Parcel: 466-310-026

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27           MAP - LANDSCAPING SECURITIES (cont.)           RECOMMND  
EOT2

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 16           MAP - LNDSCP/IRRIG INSTALL INS           RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP- LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. Costs associated with the Installation Inspection will be charged to the respective building permit.

EOT2

90.PLANNING. 17           MAP - SPECIMEN TREES REQUIRED           RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

EOT2

90.PLANNING. 18           MAP - COMPLY W/ LNDSCP/IRRIG           RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the

TRACT MAP Tract #: TR31008

Parcel: 466-310-026

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18                    MAP - COMPLY W/ LNDSCP/IRRIG (cont.)                    RECOMMND

implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.  
EOT2

TRANS DEPARTMENT

90.TRANS. 5                        MAP - UTILITY INSTALL EOT2                        RECOMMND

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.

90.TRANS. 6                        MAP - LANDSCAPING EOT2                        RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 7                        MAP - GRAFFITI ABATEMENT EOT2                        RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

**From:** Frank Artiga <frank@acd-engineering.com>  
**To:** 'Tom D'Amico' <meridian@ez2.net>  
**CC:** <cgriffin@rctlma.org>, 'Robert Krieger' <rkrieger@kriegerandstewart.com>  
**Date:** 9/18/2008 1:47 PM  
**Subject:** RE: TR 31008 2ND EXTENSION OF TIME REQUEST

Chantell:

We have reviewed the 12 new conditions for Tract 31008 and agree to the conditions being attached to the extension of time. Below is a list of the new conditions which we hereby formally agree to:

- 10 PLANNING 017 - MAP - VIABLE LANDSCAPING
- 10 PLANNING 018 - MAP FRONT YARD LANDSCAPE
- 80 PLANNING 026 - MAP - PARKING/LANDSCAPING PLAN
- 80 PLANNING 027 - MAP - LANDSCAPING SECURITIES
- 90 PLANNING 016 - MAP - LNDSCP/IRRIG INSTALL INS
- 90 PLANNING 017 - MAP - SPECIMEN TREES REQUIRED
- 90 PLANNING 018 - MAP - COMPLY W/LNDSCP/IRRIG
- 50 TRANS 029 - MAP - MAP - GRAFFITI ABATEMENT EOT2
- 50 TRANS 030 - MAP - UTILITY PLAN EOT2
- 90 TRANS 005 - MAP - UTILITY INSTALL EOT2
- 90 TRANS 006 - MAP - LANDSCAPING EOT2
- 90 TRANS 007 - MAP - GRAFFITI ABATEMENT EOT2

Frank A. Artiga, P.E.  
 ACD Engineering, Inc.  
 43430 Business Park Drive  
 Temecula CA 92590  
 T: 951-506-1425  
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 www.acd-engineering.com  
 e: frank@acd-engineering.com

-----Original Message-----  
**From:** Tom D'Amico [mailto:meridian@ez2.net]  
**Sent:** Friday, September 05, 2008 11:05 AM  
**To:** Frank Artiga  
**Subject:** FW: TR 31008~2ND EXTENSION OF TIME REQUEST

-----Original Message-----  
**From:** Chantell Griffin [mailto:cgriffin@rctlma.org]  
**Sent:** Friday, September 05, 2008 11:01 AM  
**To:** meridian@ez2.net  
**Subject:** TR 31008~2ND EXTENSION OF TIME REQUEST

Attn: Leon Road, LLC

In processing the Extension of Time request, the Planning Department transmitted to the other Land Development Committee (LDC) members to solicit their comments, recommendations, and if applicable, their proposed conditions of approval. The County Planning Department and Transportation Department has determined it is necessary to recommend the addition of 12 new conditions in order to be able to make a finding that the project,

together with its Extension of Time, does not adversely affect the general health, safety, and welfare of the public.

Please review the proposed conditions of approval (see attachment). If the addition of these conditions are acceptable, please submit a short written letter/memo/email that clearly references this case and these particular conditions. Please be sure to reference each condition by name and number. Also, indicate that the Extension of Time Applicant accepts these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions are not acceptable, I would suggest you contact the Planning Department and the Transportation Department staff (Jeffrey Wynn at 951-955-8637 and Kevin Tsang at 951-955-6828) to discuss this matter further.

I am in the process of preparing a staff report package for the Planning Commission hearing so the Planning Commission can act on the EOT request. In order to be able to recommend approval of the Extension of Time, it is necessary to include these conditions, as part of the recommendation, together with a written confirmation of acceptance of the additional conditions from the EOT applicant.

If the EOT applicant is unable to resolve these conditions with the Planning Department and the Transportation Department and/or unwilling to accept these conditions, the Planning Department will be required to recommend denial of the requested Extension of Time request and at that time the EOT applicant will have the opportunity to inform the Planning Commission as to his or her justification as to why the EOT should be approved without these recommended conditions of approval.

With this being said, please give me direction as to how you wish to proceed. I would like to complete the staff report no later than Friday, September 19, 2008. I need to know whether the recommended conditions are acceptable; and if not, I need to know whether you wish a continuance in order to discuss these conditions with Planning Department staff and the Transportation Department staff, or whether you simply want to move forward to the Planning Commission Hearing to make your arguments against the application of these conditions.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Thank you,

Chantell Griffin  
Planning Commission Secretary  
Riverside County Planning Department  
951.955.9697

~Have a wonderful day~

# Tentative Tract Map & Parcel Map Extension of Time – Environmental Determination

Project Case Number: Tentative Tract Map No. 31008  
 Original E.A. Number: 38874  
 Extension of Time No.: Second  
 Original Approval Date: April 13, 2004  
 Project Location: Southeasterly corner of Holland Road and Leon Road, westerly of Highway 79 and easterly of Interstate 215.  
 Description of Land Division: Schedule A subdivision of 160 acres into 366 residential lots with a minimim lot size of 7,200 square feet, a 5.3 acre Park lot and 29.33 acres of open space and drainage lots.

On November 10, 2008, this land division and its original environmental assessment/environmental impact report were reviewed to determine whether any significant or potentially significant changes in the land division, its environmental effects or the circumstances affecting the proposed development had occurred. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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 and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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 and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: *David Mares*  
 David Mares, Principal Planner

Date: November 10, 2008  
 For Ron Goldman, Planning Director

# RIVERSIDE COUNTY

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 38874  
Project Case Type (s) and Number(s): Change of Zone No. 6746, Tentative Tract Map No. 31008  
Lead Agency Name: County of Riverside Planning Department  
Address: 39493 Los Alamos Road, Murrieta, CA 92563  
Contact Person: Greg Smith  
Telephone Number: (909) 600-6244  
Applicant's Name: Leon Road, LLC  
Applicant's Address: 43500 Ridge Park Drive Suite 202, Temecula, CA 92590

### I. PROJECT INFORMATION

#### A. Project Description:

The proposed project is a zone change from Rural Residential (R-R) to One Family Dwellings (R-1) zoning, and a Schedule A subdivision of 158.2 acres into 366 single family lots with a 7200 square foot minimum, one 5.3-acre park and 29.33 acres of open space/drainage lots.

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

C. Total Project Area: 160 Acres

Residential: Acres 160 ; Lots 366 ; Units 366; Projected No. of Residents 948

Commercial: Acres ; Lots ; Sq. Ft. of Bldg. Area ; Est. No. of Employees

Industrial: Acres ; Lots ; Sq. Ft. of Bldg. Area ; Est. No. of Employees

Other:

D. Assessor's Parcel No(s): 466-310-002, 026

E. Street References: The project site is located on the southeasterly corner of Holland Road and Leon Road, and the northwesterly corner of Eucalyptus Road and Craig Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 8, Township 6 South, Range 2 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: The topography is relatively flat. The site is currently in agricultural use and planted with commercial oats. The site is surrounded by farm land and large residential lots of 5 acres or more to the south, east and west. To the north is Planning Area No. 61 for the Winchester Hills Specific Plan (SP293) and to the southeast is Planning Area No. 2 for the Domenigoni/Barton Specific Plan (SP310).

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

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

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

1. L. U. P. A. Name(s): Southwest Territory Land Use Planning Area

2. Subarea, if any: Not applicable

3. Community Policy Area, if any: Not applicable

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

1. Community Plan, if any: Not applicable

2. Community Plan Land Use Designation, if any: Not applicable

3.

**D. Adopted Specific Plan Information**

1. Name and Number of Specific Plan, if any: Not applicable

2. Specific Plan Planning Area, and Policies, if any: Not applicable

**E. Existing Zoning:** Rural Residential

**F. Proposed Zoning, if any:** One Family Dwellings

**G. Adjacent and Surrounding Zoning:** Rural Residential, Light Agriculture - 5 Acre Minimum, Light Agriculture 2 1/2 Acre Minimum, and Specific Plan Zoning

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

<input 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 checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Transportation/Traffic
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities/Service Systems
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Other
<input 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 17, 2003

Date

Greg Smith, Planner III

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
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**AESTHETICS** Would the project

**1. Scenic Resources**

a) Have a substantial effect upon a scenic highway corridor within which it is located?

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?

Source: Riverside County Comprehensive General Plan (RCCGP) Fig. VI.45

Findings of Fact: The proposed subdivision is not located within a scenic highway corridor and will not substantially damage any scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**2. Mt. Palomar Observatory**

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

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

Findings of Fact: This project is located 25.49 miles from the Observatory in Zone B. The proposed subdivision will introduce new sources of light and glare into the area. However, these should not be adverse as long as appropriate lighting fixtures are employed, including low pressure sodium vapor (LPSV) street lights, and other outdoor lighting in compliance with Riverside County Ordinance No. 655.

Mitigation: Outdoor lighting shall be in compliance with the requirements of Riverside County Ordinance No. 655. Street lights shall be Low Pressure Sodium Vapor lighting, in conformance with the requirements of Ordinance No. 655 and the Riverside County General Plan. Compliance with condition of approval 50 PLANNING 21 (MAP - ECS MT. PALOMAR LIGHTING).

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

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: Project Review, Site Inspection

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

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

**Mitigation:** Outdoor lighting shall be in compliance with the requirements of Riverside County Ordinance No. 655. Street lights shall be Low Pressure Sodium Vapor lighting, in conformance with the requirements of Ordinance No. 655 and the Riverside County General Plan. Compliance with condition of approval 50.PLANNING.21 (MAP - ECS MT. PALOMAR LIGHTING).

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

**AGRICULTURE RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCCGP Fig. VI.34-VI.35, Ordinance No. 625, EIR 329, Project Review, Site Inspection

**Findings of Fact:** The site is designated as Farmland of Local Importance. Most of the site is currently cultivated with a commercial crop. However, the proposed project will not convert Prime Farmlands, Unique Farmland or Farmland of Statewide Importance. The site is not located in a Agricultural Preserve and is not zoned with an agricultural zoning designation. The proposed project will not cause the conversion of agriculturally zoned property.

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

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

**AIR QUALITY** Would the project

**5. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

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

- e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?
- f) Create objectionable odors affecting a substantial number of people?

Source: Riverside County Comprehensive General Plan VI.F, Project Review, Site Inspection, Preliminary Air Quality Report prepared by Giroux & Associates dated July 23, 2003 and report update September 9, 2003.

Findings of Fact: This project will have an impact on air quality in the short-term in the construction phase of the project and post-construction painting of these single family residences. The impacts will be reduced by grading permit requirements to control dust through watering of the site, when necessary and by requirements for properly maintained equipment used to perform the grading. In the long-term, ambient air quality will be incrementally impacted primarily due to increased traffic in the area. However, the increase in the air pollutants in the area will be less than significant with the proposed mitigation and monitoring.

Mitigation: Mitigation shall be compliance with the following conditions of approval.

10.PLANNING.16  
90.PLANNING.14

MAP-AIR QUALITY MITIGATION  
MAP-MITIGATION MONITORING

Monitoring: Monitoring shall be done by the Planning Department.

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

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

Source: RCCGP Fig. VI.36-VI.40, General Biological Assessment prepared by Thomas Leslie Corporation dated January 24, 2003 (PDB-2387)



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

**9. Paleontological Resources**

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

Source: RCCGP Paleontological Sensitivity Resources Map

Findings of Fact: The proposed subdivision is not located in an area, which could potentially have paleontological resources according to the resource map.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS**

**Definitions for Land Use Suitability Ratings**

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

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

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

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

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

A-P Zones      NA       PS       U       R

CFH Zones      NA       PS       U       R

Source: RCCGP Fig. VI.1 - VI.3,

Findings of Fact: The proposed subdivision is not located in an Alquist-Priolo or County Fault Hazard zone.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**11. Liquefaction Potential Zone**

Seismic-related ground failure, including liquefaction?                       

NA       S       PS       U       R

Source: RCCGP Fig. VI.4, County GIS

Findings of Fact: The proposed subdivision is not located in an area prone to liquefaction.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**12. Groundshaking Zone**

Strong seismic ground shaking?

NA     S     PS     U     R                        

Source: RCCGP Fig. VI.5, County GIS

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

Mitigation: Construction of new structures on the project site shall comply with Uniform Building Code seismic design standards for Groundshaking Zone II. Applicant or successor shall comply with TR31008 condition 60.BSGRADE.5. for geotechnical and soils report.

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

**13. Landslide Risk**

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

NA     S     PS     U     R                        

Source: Riv. Co. 800 Scale Seismic Maps or On-site Inspection, RCCGP Fig. VI.6

Findings of Fact: The proposed subdivision site is not subject to landslide, collapse or rockfall hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Ground Subsidence**

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

NA     S     PS     U     R                        

Source: Resolution No. 94-125.

Findings of Fact: The proposed subdivision site is not subject to ground subsidence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Other Geologic Hazards**

Such as seiche, mudflow or volcanic hazard?

NA     S     PS     U     R                        

Source: Project Review, Site Inspection,

Findings of Fact: The proposed subdivision site is not subject to seiche, mudflow or volcanic hazard.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** No monitoring measures are required.

b. Would the project:

**16. Slopes**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Change topography or ground surface relief features?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source:** Riv. Co. 800 Scale Slope Maps

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

**Mitigation:** Mitigation shall be compliance with the grading plan, Ordinance No. 457 and Building and Safety Department conditions of approval (10.BS GRADE.2, 10.BS GRADE.3, 10.BS GRADE.4, 10.BS GRADE.5, 60.BS GRADE.4, 60.BS GRADE.5, 60.BS GRADE.8.)

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

**17. Soils**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source:** USDA Soil Conservation Service Soil Surveys

**Findings of Fact:** The soil associations for these parcels are the Monserate-Arlington-Exeter association. This association is characterized as well-drained, nearly level to moderately steep soils that have a surface layer of sandy loam to loam and are shallow to deep to a hardpan. The proposed subdivision shall not result in any grading or ground disturbing activities. Future grading of the site shall require grading permits from the Riverside County Building and Safety Department.

**Mitigation:** Mitigation shall be compliance with grading plan, Ordinance No. 457 and Building and Safety Department conditions of approval (10.BS GRADE.2, 10.BS GRADE.3, 10.BS GRADE.4, 10.BS GRADE.5, 60.BS GRADE.4, 60.BS GRADE.5, 60.BS GRADE.8.)

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

**18. Erosion**

- |  |                          |                                     |                          |                                     |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Change deposition, siltation or erosion which 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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source:** USDA Soil Conservation Service Soil Surveys

**Findings of Fact:** The soil associations for these parcels are the Monserate-Arlington-Exeter association. This association is characterized as well-drained, nearly level to moderately steep soils that have a surface layer of

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

sandy loam to loam and are shallow to deep to a hardpan. The proposed subdivision shall not result in any grading or ground disturbing activities. Future grading of the site shall require grading permits from the Riverside County Building and Safety Department. The project will not significantly increase on-site or off-site erosion.

**Mitigation:** Mitigation shall be done through compliance with the following conditions of approval.

10.BS GRADE:	6	MAP-G2.8 MINIMUM DRNAGE GRAD
10.FLOOD RI.	1	MAP 10 YR CURB - 100 YR ROW
10.TRANS.	1	MAP - DRAINAGE 1
10.TRANS.	2	MAP - DRAINAGE 2

**Monitoring:** Monitoring will be done by the Riverside County Build & Safety, Transportation and Flood Control Departments.

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

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

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

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

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

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

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. Hazards and Hazardous Materials**

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

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

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

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

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

**Source:** Project Review, Site Inspection

**Findings of Fact:** The project will not create any potential hazardous materials, chemicals or emissions.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**21. Airports**

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

**Findings of Fact:** The project site is not located within an airport land use plan or in the immediate vicinity of a public airport or private airstrip. Approval of the proposed project would not result in impacts to aviation activities.

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

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

**22. Hazardous Fire Area**

Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCCGP Fig. VI.30 - VI.31

**Findings of Fact:** The proposed subdivision site is not located within a Hazardous Fire Area.

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

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

**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Otherwise substantially degrade water quality?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Project Review, County GIS.

**Findings of Fact:** The proposed subdivision has been reviewed by the Riverside County Flood Control Department and Environmental Health Department. The project is not located within a 100 year flood hazard area and has been conditioned by the Flood Control Department.

**Mitigation:** Mitigation shall be compliance with the following conditions of approval.

- |                 |                                |
|-----------------|--------------------------------|
| 10.FLOOD RI: 1  | MAP 10 YR CURB - 100 YR ROW    |
| 10.FLOOD RI: 2  | MAP 100 YR SUMP OUTLET         |
| 10.FLOOD RI: 15 | MAP FLOOD HAZARD REPORT        |
| 50.FLOOD RI: 1  | MAP SUBMIT PLANS               |
| 50.FLOOD RI: 10 | MAP FACILITY EASE ON FINAL MAP |
| 50.FLOOD RI: 11 | MAP SUBMIT EASE OR REDESIGN    |
| 50.FLOOD RI: 24 | MAP ITEMS TO ACCEPT SD         |

**Monitoring:** Monitoring shall be done by the Flood Control District and the Building and Safety Department.

#### 24. Floodplains

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

NA - Not Applicable       U - Generally Unsuitable       R - Restricted

- |   |                          |                                     |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b) Changes in absorption rates or the rate and amount of surface runoff?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" 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: RCCGP Fig. VI.7 & RCCGP Fig. VI.8

**Findings of Fact:** GGP Fig. VI.7 & CGP Fig. VI.8, and the Riverside County Geographical Information System show that the proposed subdivision is not located in a 100-year flood zone. The project has also been reviewed by the Riverside County Flood Control Department. Future development at the project site has the potential to increase the amount of runoff water from the site.

**Mitigation:** Any impacts shall be mitigated to a level of insignificance through project design and conditions of

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

approval imposed by the Riverside County Planning Department and Flood Control District.

- |                  |                                |
|------------------|--------------------------------|
| 50. PLANNING: 35 | MAP* - CC&R RES POA BMP REQ.   |
| 10. FLOOD RI. 1  | MAP 10 YR CURB - 100 YR ROW    |
| 10. FLOOD RI. 2  | MAP 100 YR SUMP OUTLET         |
| 10. FLOOD RI. 15 | MAP FLOOD HAZARD REPORT        |
| 50. FLOOD RI. 1  | MAP SUBMIT PLANS               |
| 50. FLOOD RI. 10 | MAP FACILITY EASE ON FINAL MAP |
| 50. FLOOD RI. 11 | MAP SUBMIT EASE OR REDESIGN    |
| 50. FLOOD RI. 24 | MAP ITEMS TO ACCEPT SD         |

Monitoring: Monitoring shall be done by the Planning Department and 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?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Tentative Tract Map No. 31008, Project Review, Site Inspection

Findings of Fact: The proposed subdivision will result in a substantial alteration of the present land use of an area. However, the proposed General Plan land use designation for the site is 2-5 Dwelling Units per Acre, which is consistent with the proposed project. The affected land use is not located within a city sphere of influence. The project is not located within a Community Plan. However, as a Category II land use designation, 2-8 Dwelling Units per Acre is consistent with the proposed project. The proposed subdivision will not divide or disrupt any established communities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Planning**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Be consistent with the site's existing or proposed zoning?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Be compatible with existing surrounding zoning?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be compatible with existing and planned surrounding land uses?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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: Tentative Tract Map No. 31008, Project Review, Site Inspection.

Findings of Fact: The proposed subdivision will result in a substantial alteration of the present land use of an area. However, the proposed General Plan land use designation for the site is 2-5 Dwelling Units per Acre, which is consistent with the proposed project. The affected land use is not located within a city sphere of influence. The project is not located within a Community Plan. However, as a Category II land use designation, 2-8 Dwelling

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

Units per Acre is consistent with the proposed project. The proposed subdivision will not divide or disrupt any established communities. The current zoning designation for the site is R-R. The proposed zoning is R-1.

**Mitigation:** Mitigation shall be compliance with conditions of approval:

- 10.PLANNING.1                      MAP - MAP ACT COMPLIANCE
- 10.PLANNING.9                    MAP - RES DESIGN STANDARDS
- 50.PLANNING.5                    MAP- REQUIRED CHANGE OF ZONE

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

**MINERAL RESOURCES** Would the project

**27. Mineral Resources**

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

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

**Findings of Fact:** No mineral resources are identified in Fig. VI.41 of the General Plan. This project will not have an adverse impact on Mineral Resources.

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

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

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

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

**28. Airport Noise**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** RCCGP Fig. II.18.5, II.18.11 & VI.12

**Findings of Fact:** The site is not located in an airport land use plan, and is not within 2 miles of a public or private airstrip.

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

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

**29. Railroad Noise**

NA     A     B     C     D                

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

**Findings of Fact:** The project site is located in excess of five miles from a railroad track, and will not be impacted by railroad noise.

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

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

**30. Highway Noise**

NA     A     B     C     D                

**Source:** RCCGP Fig. VI.11, VI.17 - VI.29, Project Review, Site Inspection, Preliminary Acoustical Analysis prepared by RK Engineering, Inc., dated July 14, 2003.

**Findings of Fact:** The proposed subdivision site is located along Holland Road, which is a major highway. The project shall be conditioned to construct decorative block walls along the perimeter of the site to mitigate noise impacts.

**Mitigation:** Mitigation shall be done through condition 80.PLANNING.21 and 90.PLANNING.1., which require submittal of a wall and fencing plan for Planning Department review and specify decorative block wall fencing around the perimeter of the site to comply with the Public Health Department requirements in their letter dated July 18, 2003.

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

**31. Other Noise**

NA     A     B     C     D                

**Source:** RCCGP Fig. VI.11

**Findings of Fact:** No other significant noise impacts were identified for this proposed subdivision.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**32. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCCGP Fig. VI.11, Acoustical Analysis prepared by RK Engineering, Inc., dated July 18, 2003, Project Review

**Findings of Fact:** The Tract Map No. 31008 in itself will not create additional noise, but future single family development will create unavoidable incremental noise. However, grading and construction shall be restricted to daylight hours. Construction equipment shall be required to be maintained in good working order and can not be serviced or repair at the site. The construction of single family residences will result in an increase of noise levels, but these increased noise levels will be less than significant.

**Mitigation:** Mitigation shall be done thought condition 80.PLANNING.21 and 90.PLANNING.1., which require submittal of a fencing plan for Planning Department review and specify decorative block wall fencing around the perimeter of the site. Also, condition 80.PLANNING.12 requires an acoustical study for the proposed dwelling units.

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

**POPULATION AND HOUSING** Would the project

**33. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Riverside County Housing Element and Southern California Fair share Housing Estimates, Project Review

**Findings of Fact:** The proposed subdivision will not have a adverse impact upon population and housing in Riverside County. However, future development of single family homes will increase the number of available housing units and the population in the area.

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

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

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

**34. Fire Services**

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

**Findings of Fact:** The proposed subdivision will not create an impact on fire services, but future single family residences will incrementally increase the need for fire protection. The proposed project shall be required to pay development impact fees established by ordinance. That increase is determined to be less than significant.

**Mitigation:** The proposed subdivision shall be required to comply with Fire Department Conditions of Approval, including payment of the mitigation fee.

10.PLANNING.13

MAP - ORD NO. 659 (DIF)

**Monitoring:** Riverside County Building and Safety Department will collect the development impact fees.

**35. Sheriff Services**

**Source:** RCCGP Fig. IV.17-IV.18, Tentative Tract Map No. 31008, Project Review

**Findings of Fact:** The proposed subdivision will not create an impact to sheriff services, but future single family residences will incrementally increase the need for law enforcement. That increase is determined to be less than significant.

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

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

**36. Schools**

**Source:** RCCGP Fig. IV.17-IV.18, Tentative Tract Map No. 31008, Project Review

**Findings of Fact:** The proposed subdivision will permit projects that will have a less than significant impact on the school district. The applicant or their successor in interest shall also be required to pay impact fees to the Menifee Union School District and Perris Union High School District.

**Mitigation:** Payment of school district fees prior to issuance of building permits.

80.PLANNING.14 MAP - SCHOOL MITIGATION.

**Monitoring:** Monitoring shall be done by the Menifee Union School District and Perris Union High School District and Riverside County Building and Safety Department.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**37. Libraries**

Source: RCCGP Fig. IV.17-IV.18, Tentative Tract Map No. 31008, Project Review, Ordinance No. 659

Findings of Fact: The proposed subdivision will not result in a significant increased demand for library services.

Mitigation: Mitigation shall be payment of development impact fees.

10.PLANNING.13

MAP - ORD NO. 659 (DIF)

Monitoring: Riverside County Building and Safety Department will collect the development impact fees.

**38. Health Services**

Source: RCCGP Fig. IV.17-IV.18, Tentative Tract Map No. 31008, Project Review, Ordinance No. 659

Findings of Fact: The proposed subdivision will not result in a significant increased demand for health services.

Mitigation: Mitigation shall be payment of development impact fees.

10.PLANNING.13

MAP - ORD NO. 659 (DIF)

Monitoring: Riverside County Building and Safety Department will collect the development impact fees.

**RECREATION**

**39. Parks and Recreation**

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

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

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

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

Findings of Fact: The proposed subdivision is located within the Valley Wide Parks and Recreation District. Valley Wide has agreed to accept the 5.3 acre park and the paseos, if the applicant complies the conditions listed in their letter dated

Mitigation: Mitigation shall be payment of development impact fees.

10.PLANNING.13

MAP - ORD NO. 659 (DIF)

Monitoring: Riverside County Building and Safety Department will collect the development impact fees.

**40. Recreational Trails**

Source: RCCGP Fig. IV.19-IV.24, Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map

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

for Western County trail alignments

**Findings of Fact:** A regional trail is located along the western boundary of the site. The proposed subdivision shall not have a significant adverse impact upon the Riverside County recreational and equestrian trails system.

**Mitigation:** Mitigation shall be payment of development impact fees and compliance with the following conditions of approval.

10.PLANNING.13  
50.PARKS.1  
60.PARKS.1  
80.PARKS.1

MAP - ORD NO. 659 (DIF)  
MAP - TRAIL EASEMENT  
MAP - TRAIL PLAN  
MAP - TRAIL CONSTRUCTION

**Monitoring:** Riverside County Building and Safety Department will collect the development impact fees. The Riverside County Regional Park and Open-Space District shall monitor planning and construction of the trail.

**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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: RCCGP Fig. IV-1-IV-11; Tentative Tract Map No. 31008, Project Review

**Findings of Fact:** The proposed subdivision will not substantially increase traffic, the required parking, or change traffic patterns. The proposed subdivision will not create design hazards. However, the construction of additional single family residences will result in an incremental increase of traffic upon the local network of streets and highways, and the need for street improvements and maintenance. The proposed subdivision does not conflict with policies supporting the use of alternative transportation modes.

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

**Mitigation:** Mitigation shall be accomplished through the following Transportation Department conditions of approval:

- 10.TRANS. 7      MAP- STD INTRO 3(ORD 460/461)
- 10.TRANS.10     MAP-TS/CONDITIONS 1
- 50.TRANS. 2     MAP-DEDICATIONS
- 50.TRANS. 3     MAP- EXISTING MAINTAINED
- 50.TRANS. 6     MAP- OFF-SITE INFO
- 50.TRANS.17     MAP-ASSESSMENT DIST
- 50.TRANS.22     MAP-OFF-SITE ACCESS 1
- 90.TRANS. 1     MAP -80% COMPLETION
- 90.TRANS. 3     MAP -WRCOG TUMP

**Monitoring:** Monitoring shall be done by the Transportation Department.

**42. Bike Trails**

**Source:** RCCGP Fig. IV.12-IV.3, Tentative Tract Map No. 31008, Project Review

**Findings of Fact:** No new bike trails are required in the vicinity of the project site. In addition, the project shall not have an adverse impact upon the bike trail system within Riverside County.

**Mitigation:** Mitigation shall be payment of development impact fees.

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

**Monitoring:** Riverside County Building and Safety Department will collect the development impact fees.

**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:** RCCGP Fig. IV.14 - IV.15, Tentative Tract Map No. 31008, Project Review, Eastern Municipal Water District (EMWD) letter dated October 23, 2002.

**Findings of Fact:** The proposed subdivision is located within the Eastern Municipal Water District (EMWD) water services area. Service to the project will be dependent upon the available capacity of the EMWD systems at the time service agreements are made with the purveyor. The proposed subdivision will not have an adverse impact upon water resources or availability.

**Mitigation:** Compliance with Eastern Municipal Water District (EMWD) 'will serve letter' requirements. Also, compliance with Environmental Health Department conditions of approval 50.E HEALTH. 1 and 50.E HEALTH.2.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**44. Sewer**

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

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

Source: RCCGP Fig. IV.14, Tentative Tract Map No. 31008, Project Review, Eastern Municipal Water District (EMWD) letter dated October 23, 2002.

Findings of Fact: The proposed subdivision is located within the Eastern Municipal Water District (EMWD) sewer services area. Service to the project will be dependent upon the available capacity of the EMWD systems at the time service agreements are made with the purveyor. The proposed subdivision will not have an adverse impact upon sewer services or availability.

Mitigation: Compliance with Eastern Municipal Water District (EMWD) 'will serve letter' requirements. Also, compliance with Environmental Health Department conditions of approval 50.E HEALTH. 3 and 50.E HEALTH .4.

Monitoring: Monitoring will be done by the Riverside County Building and Safety Department.

**45. Solid Waste**

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

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

Source: RCCGP Fig. IV.17-IV.18, Tentative Tract Map No. 31008, Project Review, Riverside County Waste Management Department letter dated January 14, 2003.

Findings of Fact: The proposed project was transmitted to the Riverside County Waste Management Department. The proposed subdivision shall have a less than significant impact upon waste disposal.

Mitigation: The project shall comply with the general condition for the Waste Management Department which included on site grinding and mulching to reduce waste during construction. Disposal of green waste separately, and no disposal of hazardous waste, except at approved disposal facilities.

Monitoring: Monitoring shall be done by Riverside County Waste Management Department.

**46. Utilities**

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

a) Electricity?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

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

e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCOGP Fig. IV.25-IV.26, Tentative Tract Map No. 31008, Project Review

Findings of Fact: The proposed subdivision will not significantly impact essential utility and public services, although future residential development will create an incremental demand on these services. The proposed subdivision will not conflict with any adopted energy conservation plans.

Mitigation: No mitigation measures are required at this time. House builders will comply with each agencies requirements.

Monitoring: No monitoring measures are required.

**OTHER**

47. Other:

Source: N/A

Findings of Fact: No additional impacts were identified.

Mitigation: N/A

Monitoring: N/A

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Site inspection, Riverside County Comprehensive General Plan, County Geographical Information System (GIS), 1 through 47 of this checklist.

Findings of Fact: The proposed subdivision shall not 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 species, or eliminate important examples of the major periods of California history or prehistory.

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

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

Source: Tentative Tract Map No. 31008 Project Review, 1 through 47 of this checklist.

Findings of Fact: The proposed subdivision does not result in the implementation of short-term goals, at the expense of or creating a disadvantage to long-term, environmental goals.

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

Source: Tentative Tract Map No. 31008 Project Review, 1 through 47 of this checklist.

Findings of Fact: The proposed subdivision will not result in significant adverse cumulative impacts.

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

Source: Tentative Tract Map No. 31008 Project Review, 1 through 47 of this checklist.

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

**VI. EARLIER ANALYSES**

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

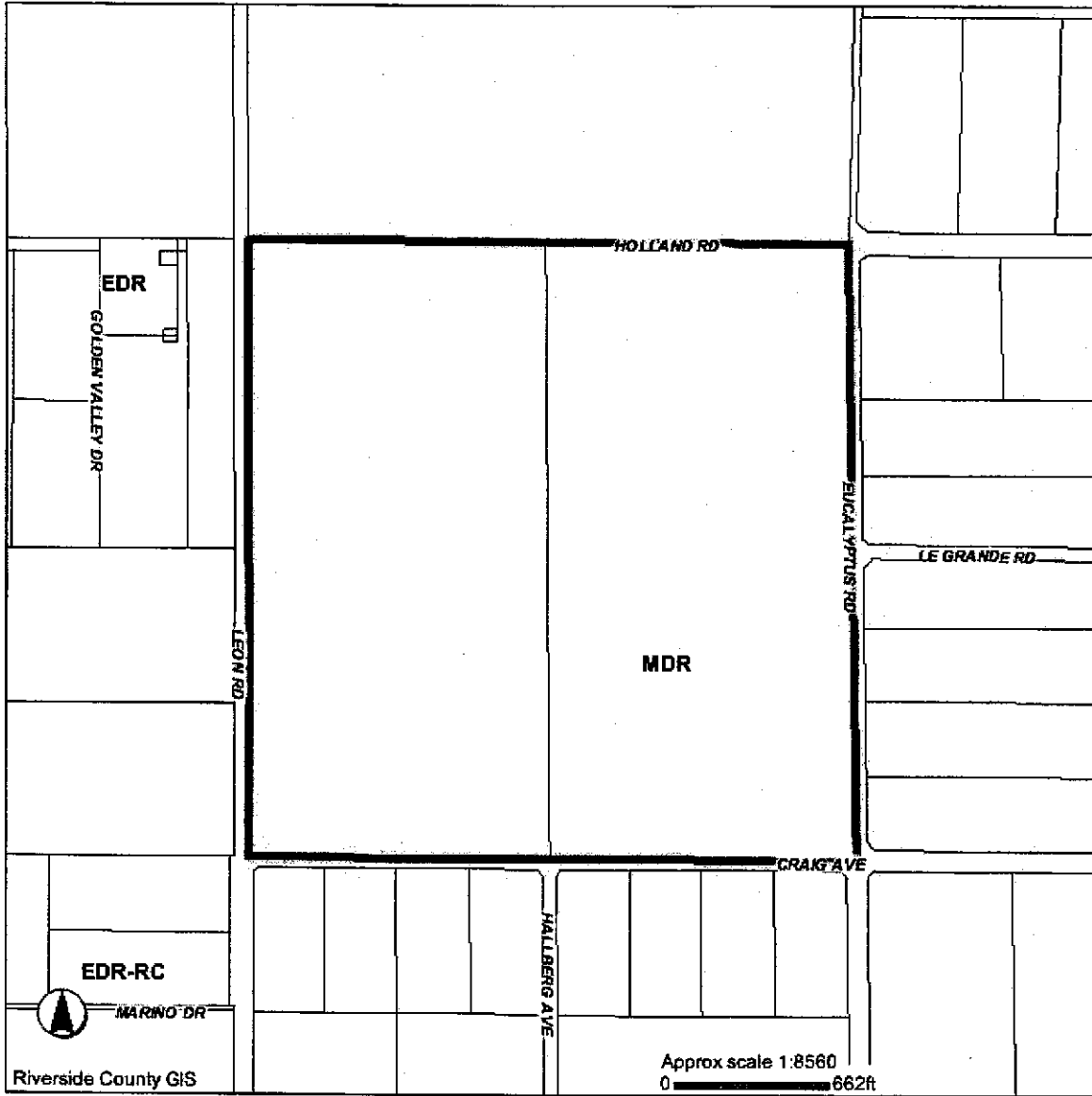
**Earlier Analyses Used, if any:**

<u>Report</u>	<u>Prepared by</u>	<u>Date</u>
Acoustical Analysis	RK Engineering Inc.	July 18, 2003
Cultural Resources Report	Thomas Leslie Corp.	March 8, 2003
General Biological Assessment	Thomas Leslie Corp.	January 24, 2003
Air Quality Impact Analysis	Giroux & Associates	July 21, 2003
Air Quality Impact Analysis (update)	Giroux & Associates	September 9, 2003

**Location Where Earlier Analyses, If used, are available for review:**

County of Riverside Planning Department 39493 Los Alamos Road, Murrieta, CA 92563

LAND USE- TR31008



LANDUSE

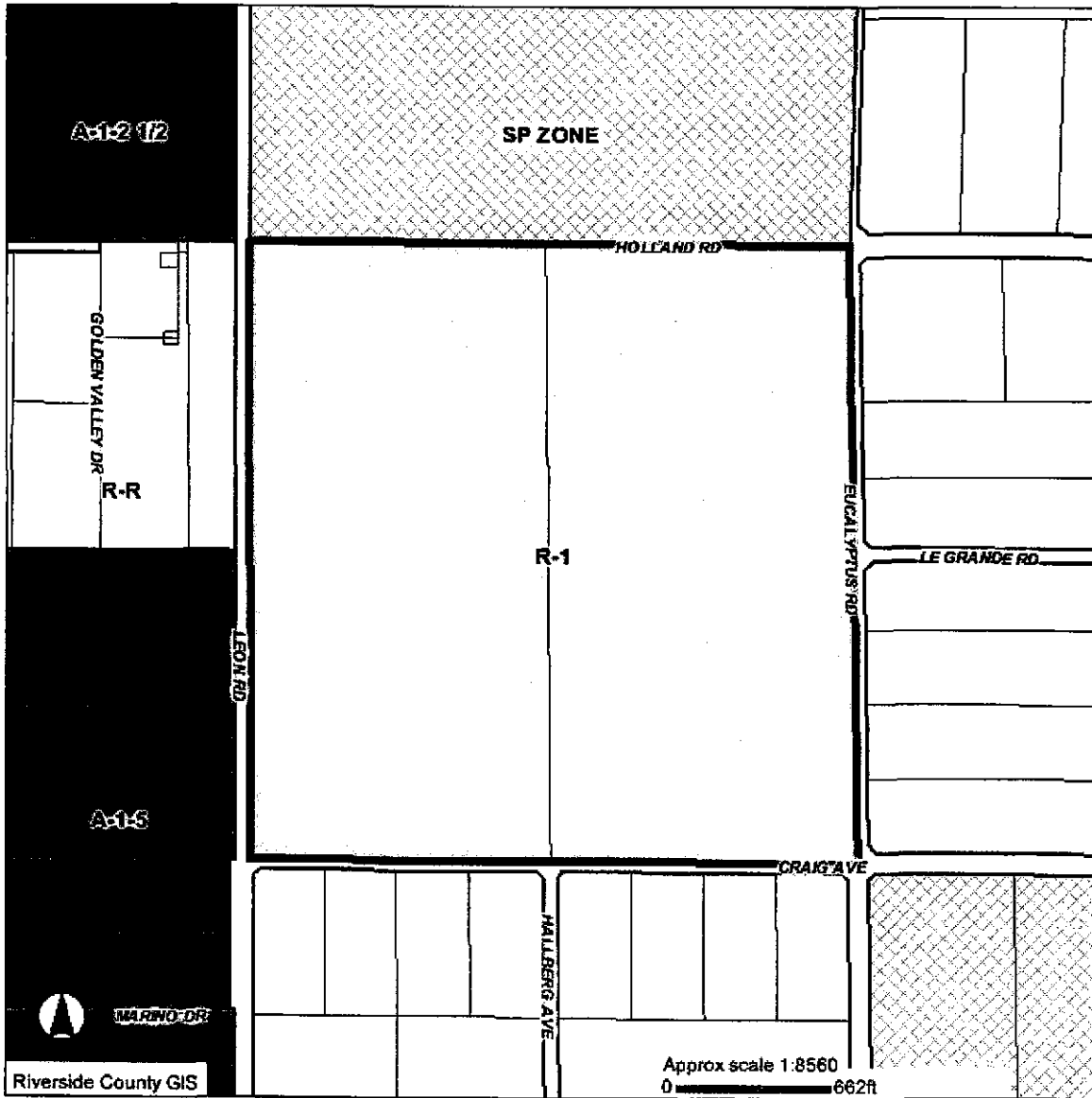
- PARCELS
- CITIES
- EDR - ESTATE RESIDENTIAL
- EDR-RC - ESTATE RESIDENTIAL-RC
- MDR - MEDIUM DENSITY RESIDENTIAL
- CITY BOUNDARY

**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

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ZONING - TR31008



ZONING

- PARCELS
- ZONING BOUNDARY
- A-1-2 1/2, A-1-5
- CITY BOUNDARY
- R-1
- SP ZONE
- R-R

**\*IMPORTANT\***

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AREA PLAN - TR31008



AREA PLAN

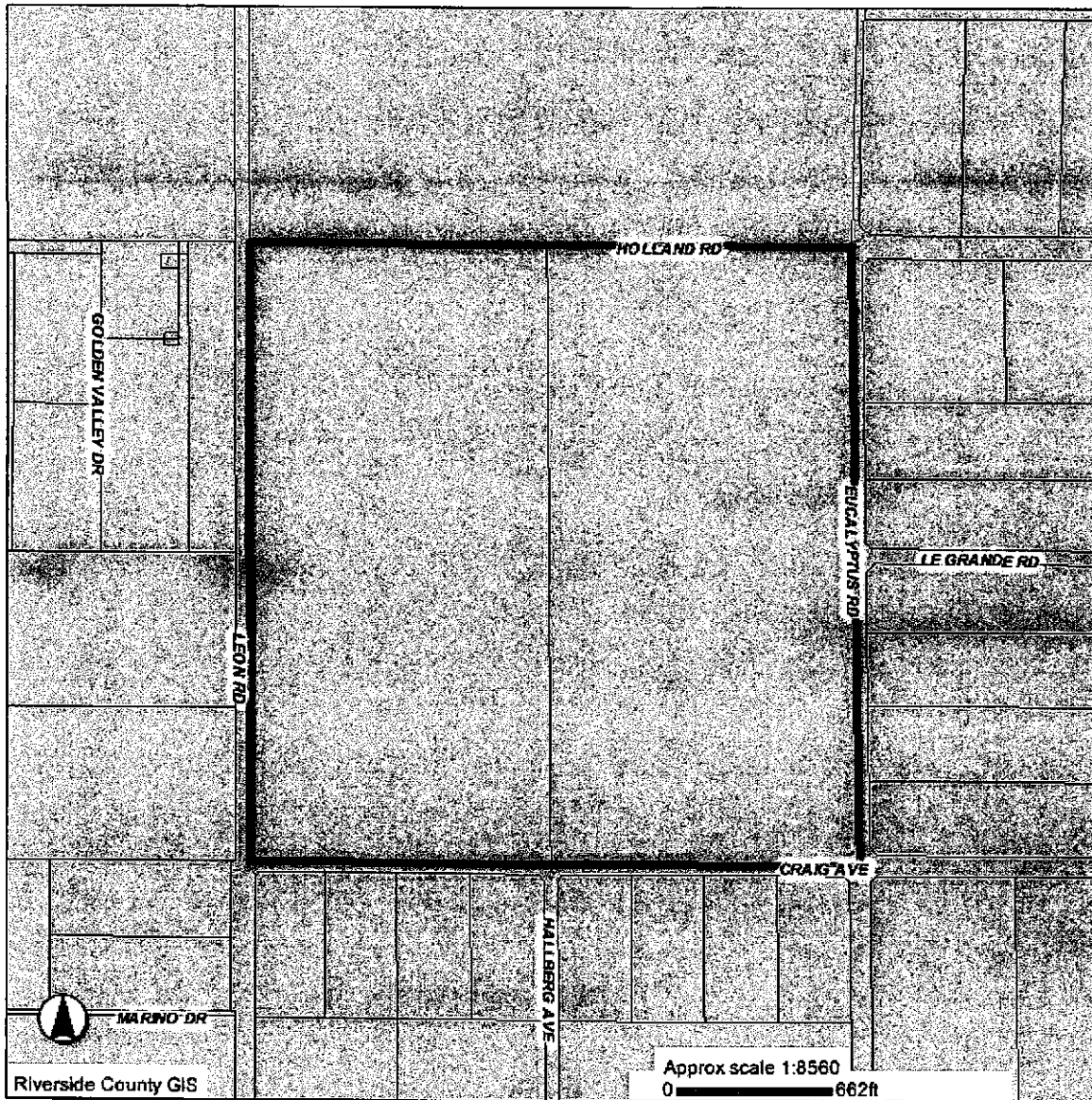
- PARCELS
- HARVEST VALLEY / WINCHESTER
- CITY BOUNDARY

**\*IMPORTANT\***

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### ZONING DISTRICTS - TR31008



### ZONING DISTRICTS

- PARCELS
- WINCHESTER AREA
- CITY BOUNDARY

**\*IMPORTANT\***

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TRACT MAP Tract #: TR31008

Parcel: 466-310-026

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. 31008 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31008, Amended No. 4, dated 01/14/04.

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 a Schedule A subdivision of 160 acres into 366 single family lots with a 7200 square foot minimum, a 5.3 acre park site and 29.33 acres of open space/drainage lots.

10. EVERY. 3                      MAP - HOLD HARMLESS                      INEFFECT

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

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

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

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

11/10/08  
11:07

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31008

Parcel: 466-310-026

10. GENERAL CONDITIONS

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

of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION INEFFECT

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

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

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

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

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

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

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

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

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

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

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

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

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

TRACT MAP Tract #: TR31008

Parcel: 466-310-026

10. GENERAL CONDITIONS

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

In order to insure compliance with Supplement A - New Development Guidelines for the Santa Ana, Santa Margarita and Whitewater Drainage Management Plan, all specific land use cases (Plot Plans, Conditional Use Permits, & Public Use Permits) and subdivisions (Tracts and Parcel maps) shall provide, as a part of their grading and drainage plan, the control of impervious runoff. This shall include impervious areas graded to drain to a BMP filtration system. Direct drainage from impervious areas to the street or a storm drain facility shall be avoided.

FIRE DEPARTMENT

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

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

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

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

10.FIRE. 3                        MAP-#14-COM/RES HYD/SPACING                   INEFFECT

Approved super fire hydrants, (6"x4"x2 1/2"x2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.  
AT END OF CUL-DE-SAC BY LOT 94

FLOOD RI DEPARTMENT

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

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is

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10. GENERAL CONDITIONS

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

exceeded, additional drainage facilities shall be installed. All lots shall be graded to drain to the adjacent street or an adequate outlet.

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

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

10.FLOOD RI. 3                   XXM-COORDINATE DRAINAGE DESI                   INEFFECT

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading.

10.FLOOD RI. 4                   XXM-PERP DRAINAGE PATTERNS-E                   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 area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 5                   XXM-SUBMIT DRAINAGE EASE DOC                   INEFFECT

A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows onto the adjacent property. A copy of the recorded drainage easement shall be submitted to the District for review and approval.

10.FLOOD RI. 7                   XXM-MAJOR FACILITIES-CONT DI                   INEFFECT

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 8                    MAP OWNER MAINT NOTICE                    INEFFECT

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

10.FLOOD RI. 9                    XXM-GREENBELT, BASIN MAINT                    INEFFECT

This project proposes debris basins, green belt channels or other facilities which will require maintenance by a public agency, or a guarantee of maintenance by a public agency in the event the responsible private party fails to meet its maintenance obligations. These types of flood control facilities are selected at the discretion of the applicant to complement the nature of the proposed development, and do not have a regional benefit commensurate with the maintenance costs which are anticipated to be excessively high. Therefore, to ensure the public is not unduly burdened for future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for reimbursement of maintenance costs in perpetuity. This may consist of a mechanism to assess individual benefitting property owners, or other means approved by the District. If an acceptable maintenance mechanism cannot be developed, the project should be redesigned to eliminate all high maintenance cost features.

10.FLOOD RI. 15                    MAP FLOOD HAZARD RPT                    INEFFECT

This is a proposal to subdivide 158 acres into 373 residential lots, a park and a paseo/drainage system in the eastern Menifee area. The 1/4-square mile site is bordered by Leon Road, Holland Road Eucalyptus Road and Craig Avenue. Of these perimeter roads only Leon Road is paved.

The project is within the San Jacinto River watershed which is tributary to impaired waterbodies Lake Elsinore and Canyon Lake. The developer has provided a draft Storm Water Pollution Prevention Plan that has mitigation for its potential water quality impacts.

The property sits at the bottom of a broad valley and receives sheet flow runoff from large offsite watersheds along its north, east and south boundaries. Runoff sheets away from the site in a westerly direction via a broad

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10. GENERAL CONDITIONS

10.FLOOD RI. 15

MAP FLOOD HAZARD RPT (cont.)

INEFFECT

floodplain that has been dry farmed for many years. Other than a facility proposed as part of the Winchester Hills Specific Plan (SP293) that would deliver runoff from the north to the intersection of Leon Road and Holland Road, there is no "Master Plan of Drainage" for this area. The applicant's engineer has prepared a drainage study and preliminary plans for a drainage system to collect these flows and carry them through the site in broad greenbelt/paseo channels.

Beginning at the northwest corner and working clockwise around the tract, the flood hazard and developer's proposed mitigation of the hazard is as follows:

Offsite flows from the north and east:

Roughly one square mile of offsite area is tributary to the north boundary and about the same area is tributary to the east tract boundary. These flows presently sheet onto the site over the dirt roads that border the site. The developer has proposed to construct a perimeter channel within the tract along both Holland Road and Eucalyptus Road. In addition, temporary/interim channels are proposed to be located offsite on the "upstream" side of Holland and Eucalyptus. The developer has been working with adjacent property owners and has submitted letters that show that they are willing to work with the developer of TR31008 to solve their mutual drainage issues. However, no upstream owners have committed in writing to allow grading or the construction of permanent facilities on their properties. If the proponent of TR31008 is unable to acquire these offsite permissions it will be exceedingly difficult to flood-proof the perimeter roadways. However, the greenbelt channels would still protect the lots.

Offsite flows from the south:

The offsite flows from two offsite watersheds sheet onto the site over Craig Avenue, also unpaved. The larger watershed, about 110-acres, reaches the site near the intersection of Craig Avenue and Eucalyptus Road. The smaller watershed (40-acres) presently sheets over Craig west of Leon Avenue. The tentative map does not clearly show how these flows would be collected south of Craig Avenue. Collection may require the acquisition of offsite right of way.

Discharge of onsite and offsite flows.

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10. GENERAL CONDITIONS

10.FLOOD RI. 15

MAP FLOOD HAZARD RPT (cont.) (cont.)

INEFFECT

Since there is no defined watercourse downstream, the developer has proposed to construct 7200 lineal feet of large earthen channel from the western tract boundary to connect to a channel system proposed with Tract 31229 and Tract 30422 on the west side of Briggs Road. If this channel is designed and constructed to District standards, the District would maintain this regional facility. The developer had secured a letter from the downstream property owner that states that the offsite owner is willing to allow construction of this outlet channel pending negotiations with the applicant. Without this outlet, this site is simply not suitable for the proposed density of development. If downstream offsite rights can not be obtained, the tract would need to be significantly redesigned at a much lower density that would not create offsite impacts (e.g. 2-1/2 acre lots).

This ambitious outlet concept is still contingent on improvements proposed by TR31229. If this tract is developed prior to construction of TR31229's channel/lake system permission to grade and appropriate drainage easement would need to be secured from that property owner as well prior to approval of any plans for TR31008.

The District finds the proposed drainage system acceptable in concept. However, the following the following issues still need to be worked out in detail:

Maintenance -

Final maintenance responsibility for the onsite paseo/greenbelt channel and other drainage appurtenances will not be determined until the improvement plans are completed. These channels are clearly regional facilities and should be the responsibility of a public or quasi-public entity. The applicant has received a letter from Valley Wide Recreation and Park District stating they would maintain the paseos/channels, open space and parkways. However, if there are structural components---slope protection against erosive velocities, spillways, pipes, headwalls, etc---the Flood Control District would maintain them. Flood Control District maintenance would require adequate access to, and along, these structures. Providing this access for the paseos would require redesign of the map as the paseos, as proposed, do not meet flood control standards.

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10. GENERAL CONDITIONS

10.FLOOD RI. 15            MAP FLOOD HAZARD RPT (cont.) (cont.) (cont.)    INEFFECT

TR31008's flood protection scheme for the perimeter streets includes the construction of offsite improvements. No maintenance entity has been identified for these upstream offsite collector channels. The access impairment they create for bordering properties lead to the conclusion that they would be interim facilities and, for that reason, would probably not be maintained by the District.

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

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

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

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

10.FLOOD RI. 18            MAP CONSTRUCT OUTLET CHANNEL                            INEFFECT

The developer shall construct a channel to convey tributary offsite and onsite flows from the western tract boundary at Leon Road to an adequate outlet. If this tract precedes Tract 31229 and Tract 30442 this outlet point would be located at Menifee Road.

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

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10. GENERAL CONDITIONS

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

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. 7                   MAP - NO OFFSITE SIGNAGE                   INEFFECT

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

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

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

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

The design standards for the subject parcel[s] are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1 zone.
- b. The front yard setback is 20 feet.

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10. GENERAL CONDITIONS

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

- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 65 feet.
- g. The maximum height of any building is 40 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 40 feet.
- i. The minimum parcel size is 7200 square feet.
- j. No more than 50% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

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

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

10.PLANNING. 11                    MAP - 3RD & 5TH DIST DSGN STDS                    INEFFECT

The land divider shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE," adopted by the Board of Supervisors, July 17, 2001.

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

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10. GENERAL CONDITIONS

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

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. 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

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10. GENERAL CONDITIONS

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

INEFFECT

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.
6. Entry monument and gate entry plan.

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

10.PLANNING. 16 MAP - AIR QUALITY MITIGATION

INEFFECT

In order to reduce construction related emission below a level of significance, the applicant or their success-in-interest shall comply with the following restrictions.

- A. To reduce PM-10, grading shall be limited to less than 15 acres per day. Best Available Control Measures (BACM) listed in the Preliminary Air Quality Study prepared by Giroux & Associates dated September 9, 2003

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10. GENERAL CONDITIONS

10.PLANNING. 16            MAP - AIR QUALITY MITIGATION (cont.)            INEFFECT

shall be used to control dust during grading operations and the movement of vehicles.

B. To reduce the level of Reactive Organic Gases (ROG), during painting no more than 100 gallons of paint per day may be used. The paint shall be low-VOC paint with 100 grams per liter of ROG or less and applied with High Pressure-Low Volume (HP-LV) sprayers.

10.PLANNING. 17            MAP - VIABLE LANDSCAPING            RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS."  
EOT2

10.PLANNING. 18            MAP FRONT YARD LANDSCAPE            RECOMMND

This condition applies only to Schedule A-D tract maps. All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts.  
EOT2

TRANS DEPARTMENT

10.TRANS. 1                MAP - DRAINAGE 1                INEFFECT

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

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10. GENERAL CONDITIONS

10.TRANS. 2                      MAP - DRAINAGE 2                      INEFFECT

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

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

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

10.TRANS. 8                      MAP - UTILITY INSTALL. 1                      INEFFECT

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

10.TRANS. 9                      MAP - OFF-SITE PHASE                      INEFFECT

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

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10. GENERAL CONDITIONS

10.TRANS. 10

MAP - TS/CONDITIONS 1

INEFFECT

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

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that it is possible to achieve a Level of Service 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions.

Menifee Road (NS) at: Newport Road (EW)

Briggs Road (NS) at: Holland Road (EW)  
Garbani Avenue (EW)

Leon Road (NS) at: Holland Road (EW)  
Garbani Avenue (EW)  
Scott Road (EW)

Antelope Road (NS) at: Garbani Road (EW)

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

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

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

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20. PRIOR TO A CERTAIN DATE

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

change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1                    MAP - CONCEPTUAL PHASE GRADING                    INEFFECT

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

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

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

C. Preliminary pad and roadway elevations shall be depicted.

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

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used

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40. PRIOR TO PHASING (UNITIZATION)

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

as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

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

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

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1                   MAP - WATER PLAN                   INEFFECT

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.THESE PLANS WILL ALSO SHOW HOW THE BRIDGE NETWORK CONVEYS THE WATER LINES.

50.E HEALTH. 2                   MAP - MONEY                   INEFFECT

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

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

A Sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health. THIS SYSTEM SHALL ALSO SHOW THE METHOD OF CONVEYING THE SEWER LINES OVER THE BRIDGE NETWORK.

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,

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50. PRIOR TO MAP RECORDATION

50.FIRE. 1                    MAP-#46-WATER PLANS (cont.)                    INEFFECT

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.

50.FIRE. 3                    MAP-#47-SECONDARY ACCESS                    INEFFECT

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 1                    XXM-SUBMIT PLANS                    INEFFECT

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

50.FLOOD RI. 9                    XXM-MAINTENANCE MECHANISM                    INEFFECT

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

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

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on

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50.FLOOD RI. 10            MAP ONSITE EASE ON FINAL MAP (cont.)            INEFFECT

the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

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

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

50.FLOOD RI. 12            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. 13            MAP ENCROACHMENT PERMIT REQ            INEFFECT

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

50.FLOOD RI. 22            MAP BMP - MAINT & INSPECT            INEFFECT

The developer shall identify a viable maintenance entity that will inspect and maintain all structural BMP's within the project boundaries. The maintenance entity shall be responsible for all privately owned catch basins to be inspected, and if required, cleaned no later than October 15 each year.

50.FLOOD RI. 24            XXM-3 ITEMS TO ACCEPT SD            INEFFECT

Inspection and maintenance of the storm drain system to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed storm drain

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50.FLOOD RI. 24                   XXM-3 ITEMS TO ACCEPT SD (cont.)                   INEFFECT

system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to Warren D. Williams, General Manager-Chief Engineer, Attn: Stuart E. McKibbin, Chief of the Planning Division.

If the District is willing to maintain the proposed drainage system items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of Mark Wills. All right of way transfer issues must be coordinated with Morris Reynolds of the District's Right of Way Section.

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

PARKS DEPARTMENT

50.PARKS. 1                   MAP - TRAIL EASEMENT                   INEFFECT

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trail purposes. This easement shall be located along Leon Road, outside the road right of way and within the existing MWD easement. The easement shall be 20 feet wide.

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

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50.PLANNING. 1                   MAP - PREPARE A FINAL MAP (cont.)                   INEFFECT

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 7200 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Comprehensive General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 5                   MAP - REQUIRED CHANGE OF ZONE                   INEFFECT

The land divider shall file an application for a change of zone with the County Planning Department. No FINAL MAP shall be permitted to record unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

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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 [Valley Wide Recreation and Parks District.

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

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

50.PLANNING. 9                   MAP - OFFER OF TRAILS                   INEFFECT

An offer of dedication to the County of Riverside for a fourteen to twenty foot (14'-20') wide regional trail along Leon Road, shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

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. 28                  MAP - COMPLY WITH ORD 457                  INEFFECT

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

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50.PLANNING. 28           MAP - COMPLY WITH ORD 457 (cont.)           INEFFECT

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 30           MAP - FEE BALANCE           INEFFECT

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

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

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

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

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

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

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

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

INEFFECT

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 'common area', more particularly described on the subdivision 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.

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."



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50.PLANNING. 34                    MAP - BMPs IN CC&Rs (cont.)                    INEFFECT

The Association may contract with their landscape maintenance firms to provide this service during regularly scheduled maintenance, which should consist of litter patrol, emptying trash receptacles in common areas, noting trash disposal violations by homeowners or businesses, and reporting the violations to the association for investigation. (BMP N5)

he Homeowners Association is required to have its privately owned streets and parking lots swept prior to the storm season, no later than October 15th of each year (BMP N6)."

50.PLANNING. 35                    MAP - REQUIRED CZ-PO                    INEFFECT

The land divider shall file an application for a Change of Zone-Planning Review Only (CZ-PO) with the County Planning Department. The application shall propose Open Area Combining Zone-Residential Developments (R-5) zoning for the open space lot(s) and park area.

Concurrent with the CZ-PO submittal, the applicant shall provide a copy of the Final Map submitted to the County for review and approval. The Planning Department shall review the proposed Final Map to ensure that the boundaries of the open space lot(s) and park conforms with the approved tentative map and the proposed boundaries shown on the CZ-PO exhibit. No FINAL MAP shall be permitted to record unless and until this change of zone has been approved and adopted by the Board of Supervisors and is effective.

50.PLANNING. 36                    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 the Valley Wide Recreation and Parks District and the Menifee South Park and Landscape Maintenance District.

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

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

"Lot No. 7 in Planning Area A and Lot Nos.95, 96 and 97 in Planning Area B, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for

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50.PLANNING. 37

MAP - ECS NOTE RIGHT-TO-FARM (cont.)

INEFFECT

primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 38

MAP - COMMUNITY TRAILS MAINT.

INEFFECT

The land divider shall form or annex to a trails maintenance district of the Valley Wide Recreation and Park District or other maintenance district approved by the County Planning Department, for the maintenance of ten to fourteen feet (10'-14') wide community trails located along Holland Road, Eucalyptus Road and Craig Avenue. The land divider, or the land divider's successor-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 Valley Wide Recreation and Park District.

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TRANS DEPARTMENT

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

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

Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time of issuance of a building permit. Fees which are deferred shall be based upon the fee schedule in effect at the time of issuance of the permit.

50.TRANS. 2                    MAP - DEDICATIONS                    INEFFECT

Holland Road shall be improved within the dedicated right-of-way in accordance with County Standard No. 101. (38'/59') (modified)

Craig Avenue and Eucalyptus Road shall be improved within the dedicated right-of-way in accordance with County Standard No. 102. (32'/50') (modified)

'A' Street (from the turnaround to 'G' Street) and 'R' Street (from 'M' Street to 'A' Street) shall be improved within the dedicated right-of-way in accordance with County Standard No. 103, Section A. (44'/74') (modified)

All remaining interior streets shall be improved within the dedicated right-of-way in accordance with County Standard No. 104, Section A. (36'/56') (modified)

'A' Street entry and 'R' Street entry (from Eucalyptus) shall be improved within the dedicated right-of-way, as shown.

'R' Street entry (from Craig) shall be improved within the dedicated right-of-way in accordance with County Standard No. 103, Section A. (46'/76') (modified)

50.TRANS. 3                    MAP - EXISTING MAINTAINED                    INEFFECT

Leon Road is a paved County maintained road and shall be improved with concrete curb-and-gutter located 38 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 59

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50.TRANS. 3                    MAP - EXISTING MAINTAINED (cont.)                    INEFFECT

foot half-width dedicated right-of-way in accordance with County Standard No. 101. (38'/59') (modified)

\*NOTE\* The trail section for Eucalyptus Road, Holland Road and Leon Road shall be as shown on the Amended per final exhibit, as approved by the Transportation Department.

50.TRANS. 4                    MAP - IMP PLANS                    INEFFECT

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

50.TRANS. 6                    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. 9                    MAP - EASEMENT                    INEFFECT

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

50.TRANS. 10                    MAP - ACCESS RESTRICTION                    INEFFECT

Lot access shall be restricted on Holland Road, Leon Road, Craig Avenue and Eucalyptus Road and so noted on the final map.

50.TRANS. 11                    MAP - STRIPING PLAN                    INEFFECT

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

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50.TRANS. 12                    MAP - STREET NAME SIGN                    INEFFECT

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

50.TRANS. 15                    MAP - LANDSCAPING                    INEFFECT

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

50.TRANS. 17                    MAP - ASSESSMENT DIST                    INEFFECT

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

50.TRANS. 19                    MAP - SOILS 2                    INEFFECT

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

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

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. 21                    MAP - STREET LIGHT PLAN                    INEFFECT

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in

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50.TRANS. 21                    MAP - STREET LIGHT PLAN (cont.)                    INEFFECT

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. 22                    MAP - OFF-SITE ACCESS 1                    INEFFECT

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed in accordance with County Standard No. 106, Section B (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the westerly extension of Holland Road to Briggs Road.

50.TRANS. 23                    MAP - MAP.CORNER CUT-BACK I                    INEFFECT

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

50.TRANS. 25                    MAP - STREET LIGHTS-L&LMD                    INEFFECT

The project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

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50.TRANS. 26                      MAP - STREET SWEEPING                      INEFFECT

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

50.TRANS. 27                      MAP-PARKWAY TREES/INTER.STREET                      INEFFECT

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Parkway trees shall be installed in the interior streets within the subdivision. Landscape plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. Parkway tree maintenance shall be annexed to Lighting and Landscaping Maintenance District, landscaping plans shall depict ONLY such parkway trees as are to be placed within the public road rights-of-way.

50.TRANS. 29                      MAP - GRAFFITI ABATEMENT EOT2                      RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 30                      MAP - UTILITY PLAN EOT2                      RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

60.BS GRADE. 2                    MAP-G2.2 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.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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1                   XXM-SUBMIT PLANS                   INEFFECT

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

60.FLOOD RI. 3                   MAP PHASING                   INEFFECT

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

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

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

60.FLOOD RI. 5                   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. 9                   MAP BMP - FILTRATION                   INEFFECT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PARKS DEPARTMENT

60.PARKS. 1                      MAP - TRAIL PLAN                      INEFFECT

Prior to the issuance of grading permits, the applicant shall submit a trails plan which shows the trail along Leon Road in a graded and usable condition. This trail shall be a minimum of 14 feet wide. The trails plan may be a part of the grading plans.

PLANNING DEPARTMENT

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

60.PLANNING. 17                      MAP - FEE BALANCE                      INEFFECT

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

60.PLANNING. 18                      MAP - GRADING PLAN REVIEW                      INEFFECT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.PLANNING. 21           MAP - NPDES COMPLIANCE (2)           INEFFECT

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb one 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 - BURROWING OWL SURVEY           INEFFECT

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

60.PLANNING. 23           MAP - NESTING BIRD SURVEY           NOTAPPLY

To comply with the Federal Migratory Bird Treaty Act, any vegetation or tree removal, or grading occurring between February 1 to August 15 shall require a qualified biologist to conduct nesting bird surveys once a week for eight consecutive weeks, ending no less than 3 days prior to grading. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Planning Department. If there are no nests present, this condition will be cleared.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23            MAP - NESTING BIRD SURVEY (cont.)            NOTAPPLY

If nests are found, exclusionary fencing should be placed 200 feet around the tree for non-raptors and 500 feet for raptors, until the birds have permanently left the nest.

60.PLANNING. 24            MAP - 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 American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of cultural remains. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist finds no potential for impacts to sub-surface cultural resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

60.PLANNING. 25            MAP/USE-MODIFIED NESTING BIRD            INEFFECT

To comply with the Federal Migratory Bird Treaty Act, any vegetation or tree removal, or grading occurring between February 1 to August 15 shall require a qualified biologist to conduct nesting bird surveys once a week for up to two consecutive weeks, ending no less than 3 days prior to grading. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reports to the Planning Department. If there are no nests present, this condition will be cleared. If nests are found, exclusionary fencing should be placed 200 feet around the tree for non-raptors and 500 feet for raptors, until the birds have permanently left the nest.

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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.

80.FIRE. 2                   MAP - SECONDARY/ALTER ACCESS                   INEFFECT

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1                   XXM-SUBMIT PLANS                   INEFFECT

A copy of the improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to issuance of 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.

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PARKS DEPARTMENT

80.PARKS. 1                    MAP - TRAIL CONSTRUCTION                    INEFFECT

Prior to the issuance of the 200th building permit, the applicant shall build the trail along Leon Road. This trail shall be built in accordance with the trail plan approved by the Riverside County Regional park and Open-Space District. The applicant shall arrange for an on site inspection of the constructed trail by the Parks Distict prior to the release of this condition. Please allow 10 working days for the inspection.

PLANNING DEPARTMENT

80.PLANNING. 1                MAP - ROOF MOUNTED EQUIPMENT                INEFFECT

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

80.PLANNING. 2                MAP - FRONT YARD LANDSCAPING                INEFFECT

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

80.PLANNING. 3                MAP - UNDERGROUND UTILITIES                INEFFECT

All utility extensions within a lot shall be placed underground.

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

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

80.PLANNING. 12              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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12            MAP - ACOUSTICAL STUDY (cont.)            INEFFECT

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 nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 14            MAP - SCHOOL MITIGATION            INEFFECT

Impacts to the Menifee Union School District and Perris Union High School District shall be mitigated in accordance with California State law.

80.PLANNING. 15            MAP - SUBMIT BUILDING PLANS            INEFFECT

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

80.PLANNING. 16            MAP - FEE BALANCE            INEFFECT

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

80.PLANNING. 19            MAP - FNL SITE DEV PLOT PLAN            INEFFECT

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the Third District.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19            MAP - FNL SITE DEV PLOT PLAN (cont.)            INEFFECT

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.

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. 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.

Since the proposal is located within the Valley-Wide Recreation and Park District, prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning

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80. PRIOR TO BLDG PRMT ISSUANCE

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

INEFFECT

Department that the Valley Wide Parks and Recreation District has approved said plans.

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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)

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)

11. Landscaping of the paseos shall include turf sections and sections using a "Dry Creek" or "California River Rock" treatment. Landscaping shall incorporate drought resistance plants wherever possible.

12. Landscaping plans shall include landscaping of the off-site drainage channel and the on and off-site culverts.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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.

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

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

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

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

The plot plan shall contain the following elements:

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

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).

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

80.PLANNING. 23            MAP - MODEL HOME COMPLEX            INEFFECT

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.

2. Show front, side and rear yard setbacks.

3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.

4. Show detailed fencing plan including height and location.

5. Show typical model tour sign locations and elevation.

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution

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

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.

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

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

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

80.PLANNING. 24                    MAP - BUILDING SEPARATION 2                    INEFFECT

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

80.PLANNING. 25                    MAP - PARK PLAN REQUIRED                    INEFFECT

Prior to the approval of any building permits, seven (7) sets of detailed park plans shall be submitted to and approved by the Planning Department and Valley Wide Recreation and Park District. Said plan shall be submitted to the Planning 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.) The detailed park plans need not be working drawings, but shall include landscaping and irrigation plans, descriptions and placement of recreational facilities.

The applicant or their successor-in-interest shall be responsible for submitting plans to the Valley Wide Recreation and Park District which meets their requirements.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26                   MAP - PARKING/LANDSCAPING PLAN                   RECOMMND

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. The irrigation plan shall include a smart controller which is capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

EOT2

80.PLANNING. 27                   MAP - LANDSCAPING SECURITIES                   RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

EOT2

TRANS DEPARTMENT

80.TRANS. 1                       MAP - GARAGE DOORS                       INEFFECT

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

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2                    MAP BMP - EDUCATION                    INEFFECT

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

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

90.FLOOD RI. 3                    MAP FACILITY COMPLETION                    INEFFECT

The District will not release occupancy permits for any lot exceeding the 80% of the total recorded residential lots within the map or phase within the map prior to the District's acceptance of the drainage system for operation

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90.FLOOD RI. 3                    MAP FACILITY COMPLETION (cont.)                    INEFFECT  
and maintenance.

PLANNING DEPARTMENT

90.PLANNING. 1                    MAP - BLOCK WALL ANTIGRAFFITI                    INEFFECT

The land divider/permit holder shall construct a six (6) to eight (8) foot high decorative block wall around the perimeter of the site and wrought iron, tubular steel or a combination block wall and iron or steel wall where the open space lots are adjacent to single family lots, as shown on Exhibit W. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 5                    MAP - LANDSCAPING COMPLIANCE                    INEFFECT

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

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

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

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90.PLANNING. 7                   MAP - CONCRETE DRIVEWAYS                   INEFFECT

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

90.PLANNING. 8                   MAP - FENCING COMPLIANCE                   INEFFECT

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

90.PLANNING. 13                  MAP - SKR FEE CONDITION                   INEFFECT

Prior 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 160 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 14                  MAP - MITIGATION MONITORING               INEFFECT

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with the mitigation measures in condition of approval 10.PLANNING.16, Environmental Assessment No. 38874 and with all the remaining conditions of approval.

The Planning Director may require inspection and/or periodic monitoring to ensure such compliance.

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90.PLANNING. 15            MAP - COMMUNITY TRAIL DESIGN            INEFFECT

The Community Trails shall be constructed to acceptable standards acceptable to the Valley Wide Recreation and Park District and the County of Riverside, using a pre-emergent/sterilizer prior to the placement of decomposed granite (DG) and stabilizer on the trail surface.

A 4-rail fence shall also be installed between the Community Trail and the roadway.

90.PLANNING. 16            MAP - LNDSKP/IRRIG INSTALL INS            RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP- LNDSKPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. Costs associated with the Installation Inspection will be charged to the respective building permit.

EOT2

90.PLANNING. 17            MAP - SPECIMEN TREES REQUIRED            RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

EOT2

90.PLANNING. 18            MAP - COMPLY W/ LNDSKP/IRRIG            RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as

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90.PLANNING. 18                    MAP - COMPLY W/ LNDSCP/IRRIG (cont.)                    RECOMMND

adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

EOT2

TRANS DEPARTMENT

90.TRANS. 1                        MAP - 80% COMPLETION                        INEFFECT

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational,

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

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

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 2                    MAP - STREET LIGHTS INSTALL                    INEFFECT

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

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

90.TRANS. 3                    MAP - WRCOG TUMF                    INEFFECT

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

90.TRANS. 4                    MAP - STREET SWEEPING                    INEFFECT

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

90.TRANS. 5                    MAP - UTILITY INSTALL EOT2                    RECOMMND

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

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90.TRANS. 5                      MAP - UTILITY INSTALL EOT2 (cont.)                      RECOMMND

company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 6                      MAP - LANDSCAPING EOT2                      RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 7                      MAP - GRAFFITI ABATEMENT EOT2                      RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
Ron Goldman - Planning Director

**APPLICATION FOR EXTENSION OF TIME**

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

**APPLICATION INFORMATION**

CASE NUMBER: TR31008 DATE SUBMITTED: 2-6-08

Assessor's Parcel Number(s): 466-310-002 & 466-310-026

EXTENSION REQUEST     First     Second     Third     Fourth     Fifth

*Phased Final Map* \_\_\_\_\_ *Attach evidence of public improvement or financing expenditures.*

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: April 13, 2004

Applicant's Name: Leon Road, LLC E-Mail: meridian@ez2.net

Mailing Address: 43500 Ridge Park Drive, Ste. 202  
Temecula CA 92590  
City State ZIP

Daytime Phone No: (951) 699-2631 Fax No: (951) 699-3569

Property Owner's Name: Leon Road, LLC E-Mail: meridian@ez2.net

Mailing Address: 43500 Ridge Park Drive, Ste. 202  
Temecula CA 92590  
City State ZIP

Daytime Phone No: (951) 699-2631 Fax No: (951) 699-3569

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.


**APPLICATION FOR EXTENSION OF TIME**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

*All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).*

*An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.*


I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

LEON RD LLC - THOMAS P. DANIEL   
PRINTED NAME OF APPLICANT AUTH. AGENT SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

LEON RD LLC   
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
Thomas P. Daniel AUTH. AGENT  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.