

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

762B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 7, 2009

SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31243 -
Applicant: K & A Engineering - First Supervisorial District - Mead Valley Zoning District -
Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR)
(1/2 acre minimum) - Location: Northerly of Carpinus Drive and Martin Street and Southerly of
Springwood Lane - 94.4 acres Acres - Zoning: Specific Plan (SP229A1) - Approved Project
Description: Schedule A subdivision of 94.4 acres into one hundred and ninety two residential
lots with a minimum lot size of 12,000 square feet. - REQUEST: EXTENSION OF TIME TO
May 11, 2009 - FIRST EXTENSION.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision by the Planning Commission on September 30,
2009.

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

APPROVED the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No.
31243, extending the expiration date to May 11, 2009, subject to all the previously approved
and/or amended Conditions of Approval with the applicants consent.

The decision is 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
[initials]

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Buster and duly
carried by unanimous vote, IT WAS ORDERED that the above matter of approval is
received and filed as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: January 26, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.

District: First

Agenda Number:

1.2

REVIEWED BY EXECUTIVE OFFICE

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

DATE 1-14-10

ALEX GANN

Department

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

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

702B

December 31, 2009

SUBJECT: First Extension of Time for Tentative Tract Map No. 31243

SECTION: Development Review – Riverside Office

TO: Clerk of the Board of Supervisors

FROM: Planning Department

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Approve | <input type="checkbox"/> Set for Hearing |
| <input type="checkbox"/> Deny | <input type="checkbox"/> Publish in Newspaper: Press Enterprise |
| <input type="checkbox"/> Place on Policy Calendar | <input type="checkbox"/> Adopt Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Administrative Action | <input type="checkbox"/> Certify Environmental Impact Report |
| <input type="checkbox"/> Place on Section of Initiation Proceeding | <input type="checkbox"/> Notify Property Owners |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration | <input type="checkbox"/> Labels provided |
| <input type="checkbox"/> Labels provided: | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> If Set For Hearing: | |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing: Press Enterprise

PLEASE SCHEDULE FOR JANUARY 26, 2010 AGENDA

Clerk Of The Board

Please charge your time to case number(s): ZTR31243

Documents to be sent to County Clerk's Office for Posting:

NONE

Revised: 12/31/09

Y:\Planning Case Files-Riverside office\TR31243\1st EOT\11A coversheet TR31243 EOT.doc

JAN 26 2010 1.2

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

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

RM
1-5-10

Agenda Item No. | . |
Area Plan: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Raymond Juarez

Tentative Tract Map No. 31243
FIRST EXTENSION OF TIME
Planning Commission's Decision Date:
September 30, 2009
Applicant: Nick Biro

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. 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 Planning Commission under a single motion.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31243.

BACKGROUND:

Upon approval of the subject case, an approval letter was issued to the applicant, together with the final conditions of approval, indicating an approval date of July 12, 2005. The Planning Department established an expiration date three (3) years after this approval date, which was based upon the Board's Receive and File action. However, the indicated approval date was incorrect. In accordance with County Ordinances, the correct approval date should have been based upon the Planning Commission's approval decision on May 11, 2005. As part of the approval of this Extension of Time request, the decision date, and therefore the expiration date, will be adjusted to correct this error. Therefore, the approval/decision date is now corrected to show a date of **May 11, 2005**.

The County Planning Department, as part of the review of this extension of time request has determined it necessary to recommend the addition of ten (10) 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 Transportation Department is recommending the addition of seven (7) Conditions of Approval.

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 are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated September 14, 2009) indicating the acceptance of the seventeen (17) conditions.

Handwritten signature and date:
9.22.09

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 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 extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333: On July 15, 2009, Governor Schwarzenegger signed into law SB 333, 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 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

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 May 11, 2009 and will automatically gain benefit of the change to State law, and will, in fact, be extended until May 11, 2012. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

ORIGINAL APPROVAL DATE: May 11, 2005

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 31243**, extending the expiration date to May 11, 2009, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31243 - Applicant: K & A Engineering - First Supervisorial District - Mead Valley Zoning District - Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 acre minimum) - Location: Northerly of Carpinus Drive and Martin Street and Southerly of Springwood Lane - 94.4 acres Acres - Zoning: Specific Plan (SP229A1) - Approved Project Description: Schedule A subdivision of 94.4 acres into one hundred and ninety two lots. - REQUEST: EXTENSION OF TIME TO May 11, 2009 - FIRST EXTENSION.

CT MAP Tract #: TR31243

Parcel: 319-020-014

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 24

MAP - LC LANDSCAPE REQUIREMENTS

RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

EOT1

10.PLANNING. 25

GEN - IF HUMAN REMAINS EOT1

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance

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10. GENERAL CONDITIONS

10.PLANNING. 25

GEN - IF HUMAN REMAINS EOT1 (cont.)

RECOMMND

shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 26

GEN - INADVERTANT ARCHAEO EOT1

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group

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13:54

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10. GENERAL CONDITIONS

10.PLANNING. 26 GEN - INADVERTANT ARCHAEO EOT1 (cont.) RECOMMND

representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 45 MAP - LC LNDSCP COMMN AREA MNT RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.
EOT1

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 32

MAP - UTILITY PLAN (EOT1)

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.

50.TRANS. 33

MAP-TRAFFIC SIGNALS 2 (EOT1)

RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 34

MAP-GRAFFITI ABATEMENT (EOT1)

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.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 27

GEN*- CULT RES PROF EOT1

RECOMMND

As a result of archaeological investigation PD-A-3445, archaeological monitoring.

Prior to the issuance of grading permits, the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27

GEN*- CULT RES PROF EOT1 (cont.)

RECOMMND

developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 28

GEN*- SPEC INTERST MONIT EOT1

RECOMMND

As a result of ARCHAEOLOGICAL INVESTIGATION PD-A-3445 AND INFORMATION SUBMITTED BY THE PECHANGA BAND OF LUISENO INDIANS, TRIBAL MONITORING OF THE GRADING SHALL BE REQUIRED.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Pechanga Band of Luiseno Indians. This group shall be known as the Special

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28

GEN*- SPEC INTERST MONIT EOT1 (cont.)

RECOMMND

Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

3)This agreement shall not modify any condition of approval or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest groups has not been met.

5)Should repatriation be preferred, it shall not occur

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 GEN*- SPEC INTERST MONIT EOT1 (cont.) (cont.)RECOMMND

until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 25 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

EOT1

80.PLANNING. 26

MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26

MAP - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

EOT1

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 12

MAP - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

EOT1

90.PLANNING. 13

MAP - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 MAP - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.
EOT1

90.PLANNING. 14 GEN - CULT RESOURCES RPT EOT1 RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 6 MAP-UTILITY INSTALL (EOT1) 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. 7 MAP-TRAFFIC SIGNAL 2 (EOT1) 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 maintenance of traffic signals within public road

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 MAP-TRAFFIC SIGNAL 2 (EOT1) (cont.) RECOMMND

rights-of-way for the required traffic signal(s).

90.TRANS. 8 MAP-GRAFFITI ABATEMENT (EOT1) 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.

90.TRANS. 9 MAP-LANDSCAPING (EOT1) RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 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.

Griffin, Chantell

From: Puneet Comar [PuneetC@kaengineering.com]
Sent: Monday, September 14, 2009 1:28 PM
To: Griffin, Chantell
Cc: Nicholas Biro
Subject: RE: Scan Data from las09pl2m
Attachments: Tract 31243 Conditions of Approval acceptance.pdf; Tract 31244 Conditions of Approval acceptance.pdf; Tract 31245 Conditions of Approval acceptance.pdf

Hi Chantell,

The purpose of this email is to indicate the client's acceptance of the proposed Conditions of approval. Please find the three attached files for TR 31243, 31244, & 31245. We would also like to know when this project will go to planning commission.

Please let me know if there is anything else you need to complete this process.

Thank you,

Puneet Comar, P.E.
Project Manager

K & A Engineering Inc.
357 N Sheridan St 117
Corona, Ca 92880
951-279-1800 Ext. 179
Fax: 951-279-4380

From: Griffin, Chantell [mailto:CGRIFFIN@rctlma.org]
Sent: Thursday, August 20, 2009 2:00 PM
To: Puneet Comar
Subject: FW: Scan Data from las09pl2m

Puneet,

Please find the attached proposed conditions of approval for TR 31245. There are 17 proposed conditions of approval. If you have questions regarding the landscaping conditions, please contact Kristy Lovelady at 951.955.0781. If you have questions regarding the Archeo conditions please contact Leslie Mouriquand at 760.393.3411. Lastly, if you have questions regarding the transportation conditions please contact Kevin Tsang at 951.955.6828. Once all issues have been resolved, please send me an email indicating your acceptance of the proposed conditions of approval. Please be sure to list each condition being accepted. For example, 10.Planning.18.

Thank You,

Chantell Griffin
Planning Commission Secretary

County Administrative Center
4080 Lemon Street, 9th Floor
Riverside, CA 92502
(951) 955-3251 (Office)
(951) 955-3157 (Fax)

PLEASE NOTE: Our offices will be closed every Friday beginning
August 14, 2009

From: Chantell Griffin [mailto:cgriffin@rctlma.org]
Sent: Thursday, August 20, 2009 7:15 AM
To: Griffin, Chantell
Subject: Scan Data from las09pl2m

RIVERSIDE COUNTY
CONDITIONS OF APPROVAL
August 31, 2009

Tentative Tract Map 31243

10. General Conditions

- 10. Every.1 SP – Hold Harmless
- 10. Planning. 24 – MAP – LC Landscape Requirements
- 10. Planning. 25 - GEN – If Human Remains (EOT1)
- 10. Planning. 26 – GEN – Inadvertent Archeological (EOT1)

50. Prior to Map Recordation

- 50. Planning.45 – MAP – LC Landscape Common Area Maintenance
- 50. Trans. 32 – MAP – Utility Plan (EOT1)
- 50. Trans. 33 – MAP – Traffic Signals 2 (EOT1)
- 50. Trans. 34 – MAP – Graffiti Abatement (EOT1)

60. Prior to Grading Permit Issuance

- 60. Planning. 27 – GEN – Cultural Resource Professional (EOT1)
- 60. Planning. 28 – GEN – Special Interest Monitor (EOT1)

80. Prior to Building Permit Issuance

- 80. Planning. 25 – MAP – LC Landscape Plot Plan
- 80. Planning. 26 – MAP – LC Landscape Securities

90. Prior to Building Final Inspection

- 90. Planning. 12 – MAP – LC Landscape Inspection Deposit
- 90. Planning. 14 – GEN – Cultural Resource Report (EOT1)
- 90. Trans. 6 – MAP – Utility Install (EOT1)

**UNANIMOUS CONSENT OF THE SOLE MEMBER
OF
BOULDER SPRINGS VENTURES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY**

The undersigned hereby certifies that it is the sole member of Boulder Springs Ventures, LLC (the "**Company**"), a limited liability company validly existing and organized under the laws of the State of Delaware, which Company is presently subsisting and in good standing under the laws of such State and is duly qualified to conduct its business in every jurisdiction in which the nature of its business requires. The Company has its principal place of business at 5023 N. Parkway Calabasas, Calabasas, CA 91302. The undersigned hereby consent to the following actions to be taken by the Company:

WHEREAS, the Company is the owner of certain real property located in the County of Riverside, State of California (the "**Property**"), commonly known as "Boulder Springs", which is currently being entitled for residential and mixed-use development (the "**Project**").

WHEREAS, it is in the best interest of the Company to authorize an additional signatory for the Company in order to execute certain documents and resolve matters on a day to day basis.

NOW, THEREFORE, BE IT RESOLVED, that Nicholas Biro, acting individually, is hereby authorized and empowered, to execute on behalf of and in the name of the Company, as an "Authorized Signatory", any and all contracts and other legal documents necessary to carry out the business of the Company; provided, however, that all documents executed by the Company pursuant to which it incurs any obligation in excess of \$25,000 shall be approved prior to execution by Bryan P. Troxler, in his capacity as President of Troxler Ventures Partners II, Inc., a California corporation, in its capacity as the Sole Member of Troxler Residential Ventures XXVII, LLC, a Delaware limited liability company, in its capacity as Sole Member of the Company.

RESOLVED, FURTHER, that any and all lawful acts that any of Nicholas Biro has taken, and any and all agreements, certificates, or other instruments that Nicholas Biro has executed on behalf of the Company, up to and including the date hereof, with regard to any of the transactions or matters authorized by any or all of the foregoing resolutions are hereby ratified, confirmed, adopted and approved.

[SIGNATURES ON NEXT PAGE]

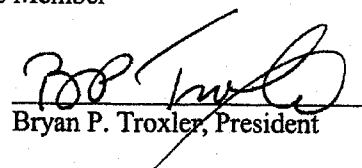
9th IN WITNESS WHEREOF, the undersigned has hereunto executed this Consent as of the
day of August, 2007.

SOLE MEMBER:

**TROXLER RESIDENTIAL VENTURES
XXVII, LLC,**
a Delaware limited liability company

By: TROXLER VENTURES PARTNERS II, INC.,
a California corporation,
Its Sole Member

By:


Bryan P. Troxler, President

**UNANIMOUS CONSENT OF THE SOLE MEMBER
OF
TROXLER RESIDENTIAL VENTURES XXVII, LLC,
A DELAWARE LIMITED LIABILITY COMPANY**

The undersigned hereby certifies that it is the sole member of TROXLER RESIDENTIAL VENTURES XXVII, LLC (the "**Company**"), a limited liability company validly existing and organized under the laws of the State of Delaware, which Company is presently subsisting and in good standing under the laws of such State and is duly qualified to conduct its business in every jurisdiction in which the nature of its business requires and hereby consents to the following actions to be taken by the Company.

WHEREAS, the Company is the sole member of Boulder Springs Ventures, LLC, a Delaware limited liability company ("**BSV**").

WHEREAS, BSV is the owner of certain real property located in the County of Riverside, State of California (the "**Property**"), commonly known as "Boulder Springs", which is currently being entitled for residential and mixed-use development (the "**Project**").

WHEREAS, it is in the best interest of the Company to authorize an additional signatory for BSV in order to execute certain documents and resolve matters on a day to day basis.

NOW, THEREFORE, BE IT RESOLVED, that Nicholas Biro, acting individually, is hereby authorized and empowered, to execute on behalf of and in the name of BSV, as an "Authorized Signatory", any and all contracts and other legal documents necessary to carry out the business of BSV; provided, however, that all documents executed by BSV pursuant to which it incurs any obligation in excess of \$25,000 shall be approved prior to execution by Bryan P. Troxler, in his capacity as President of Troxler Ventures Partners II, Inc., a California corporation, in its capacity as Sole Member of the Company, in its capacity as Sole Member of BSV.

RESOLVED, FURTHER, that any and all lawful acts that any of Nicholas Biro has taken, and any and all agreements, certificates, or other instruments that Nicholas Biro has executed on behalf of BSV, up to and including the date hereof, with regard to any of the transactions or matters authorized by any or all of the foregoing resolutions are hereby ratified, confirmed, adopted and approved.

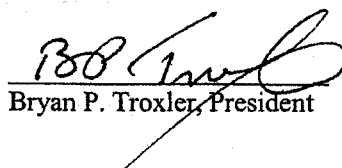
[SIGNATURES ON NEXT PAGE]

9th IN WITNESS WHEREOF, the undersigned has hereunto executed this Consent as of the
day of August, 2007.

SOLE MEMBER:

TROXLER VENTURES PARTNERS II, INC.,
a California corporation

By:


Bryan P. Troxler, President

**WRITTEN CONSENT OF
THE SOLE DIRECTOR
OF
TROXLER VENTURES PARTNERS II, INC.
a California corporation**

Pursuant to Section 307(b) of the California General Corporation Law and Section 10 of the Bylaws of Troxler Ventures Partners II, Inc., a California corporation (the "**Corporation**"), the undersigned, being the sole director of the Corporation, hereby consents to the following actions and waives the requirement that a meeting be held to accomplish the same:

WHEREAS, the Corporation is the sole member of Troxler Residential Ventures XXVII, LLC, a Delaware limited liability company ("**TRV**");

WHEREAS, TRV is the sole member of Boulder Springs Ventures, LLC, a Delaware limited liability company ("**BSV**"). BSV is the owner of certain real property located in the County of Riverside, State of California (the "**Property**"), commonly known as "Boulder Springs", which is currently being entitled for residential and mixed-use development (the "**Project**").

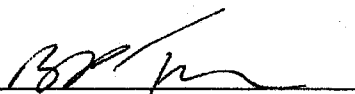
WHEREAS, it is in the best interest of the Company to authorize an additional signatory for BSV in order to execute certain documents and resolve matters on a day to day basis.

NOW, THEREFORE, BE IT RESOLVED, that Nicholas Biro, acting individually, is hereby authorized and empowered, to execute on behalf of and in the name of BSV, as an "Authorized Signatory", any and all contracts and other legal documents necessary to carry out the business of BSV; provided, however, that all documents executed by BSV pursuant to which it incurs any obligation in excess of \$25,000 shall be approved prior to execution by Bryan P. Troxler, in his capacity as President of the Corporation, in its capacity as Sole Member of TRV, in its capacity as Sole Member of BSV.

RESOLVED, FURTHER, that any and all lawful acts that any of Nicholas Biro has taken, and any and all agreements, certificates, or other instruments that Nicholas Biro has executed on behalf of BSV, up to and including the date hereof, with regard to any of the transactions or matters authorized by any or all of the foregoing resolutions are hereby ratified, confirmed, adopted and approved.

[SIGNATURES ON NEXT PAGE]

9th day of August, 2007. IN WITNESS WHEREOF, the undersigned has executed this Written Consent as of this

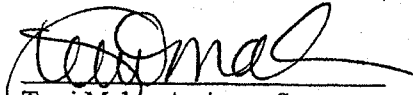

Bryan P. Troxler, President

Certificate of Secretary

I DO HEREBY CERTIFY AS FOLLOWS:

That I am the duly elected, qualified and acting Assistant Secretary of Troxler Ventures Partners II, Inc., a California corporation (the "Corporation"); that the foregoing Written Consent of the Sole Director was adopted by the person appointed or elected as the Sole Director of the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate seal as of this 9th day of August, 2007.


Terri Malin, Assistant Secretary

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

BOULDER SPRINGS VENTURES, LLC,
20750 Ventura Boulevard, Suite 205
Woodland Hills, California 91364
Attn: Bryan Troxler

COPY of Document Recorded
on 6-30-2004 as No. 0506019
Has not been compared with original
GARY L. ORSO
County Recorder
RIVERSIDE COUNTY, CALIFORNIA

SPACE ABOVE LINE FOR RECORDER'S USE

GRANT DEED

FOR VALUE RECEIVED, B & C LAND – BOULDER SPRINGS, LLC, a California limited liability company, hereby grants to BOULDER SPRINGS VENTURES, LLC, a Delaware limited liability company, all of its right, title and interest in and to that certain real property situated in the County of Riverside, State of California, described on Exhibit A attached hereto and by this reference incorporated herein.

SAID PROPERTY IS CONVEYED SUBJECT TO all liens, encumbrances, easements, covenants, conditions and restrictions of record.

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed dated as of June 30, 2004.

B & C LAND – BOULDER SPRINGS, LLC, a
California limited liability company

By: The Coussoulis Family Trust dated
September 9, 2003

Its: Member

By: [Signature]
Nicholas J. Coussoulis, Trustee

By: Brandenburg – Boulder Springs Limited
Partnership

Its: Member

By: [Signature]
Lee H. Brandenburg, General Partner

STATE OF CALIFORNIA)

SS.

COUNTY OF San Bernardino)

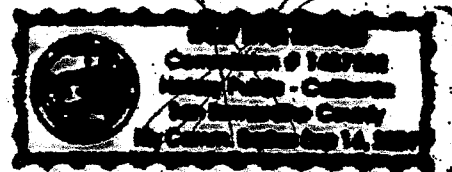
On June 24, 2004 before me, Sally Lynn Madrid, a notary public in and for said State, personally appeared Nicholas J. Coussoulis, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Sally Lynn Madrid

(Seal)



STATE OF CALIFORNIA)

SS.

COUNTY OF Santa Clara)

On June 25, 2004 before me, Brian Dean Claassen, a notary public in and for said State, personally appeared Lee H. Brandenburg, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Brian Dean Claassen

(Seal)

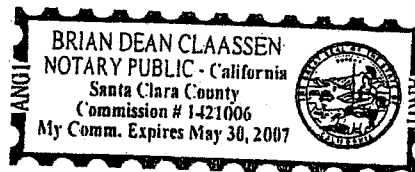


EXHIBIT A

LEGAL DESCRIPTION

That certain real property situated in the County of Riverside, State of California, described as follows:

Parcel 1

Lots 4 through 7, 9 through 21, inclusive, of Tract 23536, in the County of Riverside, State of California, as per Map recorded in Book 239, Pages 71 through 84, inclusive, of Maps in the Office of the County Recorder of said County.

Together with those portions of Lots A, B, D, E, F, G, H, I, J and K which would pass by operation of law with a legal conveyance of said land.

Excepting therefrom,

FROM LOT 4 BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ALSO BEING A PORTION OF LOT 4 OF TRACT MAP 23536 FILED IN MAP BOOK 239, PAGES 71 THROUGH 84 AS RECORDED IN SAID RIVERSIDE COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF CARPINUS DRIVE AND MARTIN ROAD AS SHOWN ON SAID TRACT 23536;

THENCE, ALONG SAID CENTERLINE OF MARTIN ROAD, NORTH 75°25'01" EAST A DISTANCE OF 134.47 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,200.00 FEET;

THENCE, NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 10°29'20" A DISTANCE OF 219.68 FEET;

THENCE, NORTH 85°54'21" EAST A DISTANCE OF 343.07 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 800.00 FEET;

THENCE, NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 03°19'38" A DISTANCE OF 46.46 FEET;

THENCE, LEAVING SAID MARTIN ROAD NORTH 07°25'17" WEST A DISTANCE OF 770.58 FEET TO A POINT ON A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,000.00 FEET;

THENCE, NORTHERLY THROUGH A CENTRAL ANGLE OF $05^{\circ}13'40''$ A DISTANCE OF 91.24 FEET;

THENCE, NORTH $88^{\circ}51'30''$ EAST A DISTANCE OF 28.11 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH $88^{\circ}51'30''$ EAST A DISTANCE OF 797.36 FEET;

~~THENCE, SOUTH $05^{\circ}46'35''$ EAST A DISTANCE OF 330.64 FEET TO A POINT ON A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,028.00 FEET;~~

THENCE SOUTHERLY THROUGH A CENTRAL ANGLE OF $07^{\circ}55'09''$ A DISTANCE OF 142.08 FEET;

THENCE, SOUTH $29^{\circ}05'03''$ WEST A DISTANCE OF 20.77 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1233.00 FEET TO WHICH BEGINNING OF A CURVE A RADIAL LINE BEARS SOUTH $16^{\circ}38'59''$ EAST;

THENCE, SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF $16^{\circ}40'12''$ A DISTANCE OF 358.74 FEET;

THENCE, SOUTH $56^{\circ}40'49''$ WEST A DISTANCE OF 147.56 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 767.00 FEET.

THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF $22^{\circ}37'13''$ A DISTANCE OF 302.81 FEET;

THENCE, NORTH $54^{\circ}03'38''$ EAST A DISTANCE OF 21.81 FEET;

THENCE, NORTH $07^{\circ}25'17''$ WEST A DISTANCE OF 720.16 FEET TO A POINT ON A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 972.00 FEET;

THENCE, NORTHERLY THROUGH A CENTRAL ANGLE OF $05^{\circ}16'03''$ A DISTANCE OF 89.36 FEET TO THE POINT OF BEGINNING.

Parcel 2

A PORTION OF THE NORTH HALF OF FRACTIONAL SECTION 18 AND A PORTION OF THE SOUTH HALF OF FRACTIONAL SECTION 7, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 7;

THENCE SOUTH $00^{\circ}31'30''$ EAST, 40.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF

CAJALCO ROAD TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH $00^{\circ}31'30''$ EAST, 2617.99 FEET;

THENCE SOUTH $00^{\circ}34'10''$ EAST, 2626.90 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 18;

THENCE SOUTH $88^{\circ}29'$ WEST, 983.64 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 18;

THENCE NORTH $00^{\circ}19'07''$ WEST, 5240.39 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF CAJALCO ROAD;

THENCE NORTH $88^{\circ}11'30''$ EAST, 962.75 FEET ALONG THE SOUTHERLY RIGHT OF WAY OF CAJALCO ROAD TO THE TRUE POINT OF BEGINNING.

ASSESSORS PARCEL NUMBERS

Order No. 42025038P - K26

321-130-015-2
321-130-016-3
321-130-017-4
321-130-018-5

321-140-019-7
321-140-020-7
321-140-021-8
321-140-022-9
321-140-023-0
321-140-024-1
321-140-025-2
321-140-026-3
321-140-027-4
321-140-028-5
321-140-029-6
321-140-030-6
321-140-031-7
321-140-032-8

321-410-001-4
321-410-002-5
321-410-003-6
321-410-004-7
321-410-005-8
321-410-006-9
321-410-007-0
321-410-008-1
321-410-009-2
321-410-010-2
321-410-011-3

319-020-014-4
319-020-015-5
319-020-016-6
319-020-017-7
319-020-019-9

321-120-004-1

321-150-004-4

TRA 098-020

Extension of Time Environmental Determination

Project Case Number: TR31243
Original E.A. Number: 39586
Extension of Time No.: FIRST
Original Approval Date: May 11, 2005
Project Location: Northerly of Carpinus Drive and Martin Street and Southerly of Springwood Lane

Project Description: Schedule A subdivision of 94.4 acres into 195 residential lots, a 12.0 school site and a 2.4 acre park site.

On August 20, 2009 this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. 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, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, 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, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, 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, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED 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 WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<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 NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
Raymond Juarez Urban Regional Planner

Date: 08/20/09
For Ron Goldman, Planning Director

DM:rj
8/06/09

"Y:\Planning Master Forms\Templates\EOT Forms\CEQA Template-EOT.doc"

RIVERSIDE COUNTY

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 39586

Project Case Type (s) and Number(s): Tentative Tract Map 31243

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Grace Williams

Telephone Number: 951-955-3626

Applicant's Name: Christopher Bley

Applicant's Address: 5023 N. Parkway Calabasas, Calabasas, CA. 91302

I. PROJECT INFORMATION

A. Project Description: The proposed project is to subdivide 94.4 acres into one hundred and ninety two (192) lots, with a minimum lot size of 12,000 SF. Lots located along the northerly property line will be a minimum of 20,000 SF lots. Future developments on the site include a 12-acre school site, a 2.90-acre park site, and a total of five open space lots (0.74 acres). The proposed project is filed concurrently with Tract Maps No. 31244 and 31245; it is located within Planning Area 3, 4 and 11 of Specific Plan No. 229A1 (Boulder Springs Specific Plan). The proposal includes a trail system for pedestrian, equestrian and bike use. The project site is located northerly of Cajalco Road, southerly of Martin Road and easterly of Carpinus Drive.

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

C. Total Project Area: 94.4 acres

Residential Acres: 94.4	Lots: 192	Units: n/a	Projected Number of Residents: n/a
Commercial Acres: n/a	Lots: n/a	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Industrial Acres: n/a	Lots: n/a	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Other: Recreational: 2.9 acres	Educational: 12.0 acres		

D. Assessor's Parcel No(s): 319-020-014, 321-130-015

E. Street References: Northerly of Martin Street and westerly of Alexander Street.

F. Section, Township & Range Description or reference/attach a Legal Description: Sections 4, 5, 8, 9, Township 4 South, Range 4 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: The proposed project site is located north of Cajalco Road and west of Alexander Street in the Lake Mathews / Woodcrest Area. The site is currently occupied by various rock outcroppings and boulders. An active creek bed is located approximately 1200 feet east of the site; the creek bed will remain as open space under the Boulder Springs Specific Plan. The project site is currently surrounded by vacant properties to the south and to the east. These vacant properties are being processed for residential developments under proposed Tract Maps No. 31244 and 31245. The westerly property has been graded for residential development under Tract Maps No. 29646 and 29648, which are also a part of SP00229A1. Orchard fields are located to the north and are proposed for a residential development under Tentative Tract Map No. 30247 (not a part of SP00229A1).

II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

- A. Open Space and Conservation Map Designation(s):** Areas Not Designated As Open Space (ANDAS).
- B. Land Use Planning Area (L.U.P.A.) Information**
 - 1. **L. U. P. A. Name(s):** Lake Mathews / Woodcrest
 - 2. **Subarea, if any:** Woodcrest
 - 3. **Community Policy Area, if any:** Cajalco Wood Policy Area
- C. Area Plan Land Use Allocation Map Information**
 - 1. **Area Plan, if any:** Lake Mathews / Woodcrest
 - 2. **Area Plan Land Use Designation, if any:** Low Density Residential (1/2 acre minimum lot size) – Rural Community
- D. Adopted Specific Plan Information**
 - 1. **Name and Number of Specific Plan, if any:** SP00229A1, Boulder Springs Specific Plan
 - 2. **Specific Plan Planning Area, and Policies, if any:** Planning Area 3.
- E. Existing Zoning:** Specific Plan
- F. Proposed Zoning, if any:** No new zoning proposed at this time.
- G. Adjacent and Surrounding Zoning:** R-A-1 (Residential Agricultural, 1 Acre minimum) and A-1-1 (Light Agriculture, 1 Acre minimum) to the north; SP (Specific Plan) to the south; SP (Specific Plan) to the west; and SP (Specific Plan) and A-1-1 (Light Agriculture, 1 Acre minimum) to the east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

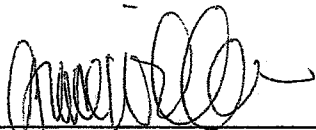
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- | |
|---|
| <input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. |
| <input checked="" type="checkbox"/> 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. |
| <input type="checkbox"/> 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

- | |
|---|
| <input type="checkbox"/> 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. |
| <input type="checkbox"/> 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. |
| <input type="checkbox"/> 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

3/10/2005

Date

Grace I. Williams

Printed Name

For Robert C. Johnson, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure C-7 "Scenic Highways"

Findings of Fact: The project site is located northerly of eligible County Scenic Highway, Cajalco Road, and is part of the approved Specific Plan No. 00229, Amended No. 1 (Boulder Springs Specific Plan). As part of the Boulder Springs development, the project proposes to develop 192 residential lots sizes of 20,000 square feet and 12,000 square feet. Because of the site's unique natural feature, mostly composed of large boulders, the applicant proposes to preserve parts of the site's features (i.e. a creek located easterly of site) and to incorporate existing boulders into the project design.

Mitigation: The proposed project is conditioned to preserve the existing creek located easterly of the site, and to incorporate boulders into its overall design.

Monitoring: Monitoring will occur through the building and safety permitting process.

2. Mt. Palomar Observatory

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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, EIR 329, Riverside County Comprehensive General Plan Fig. II27, SP 229, Site Visit.

Findings of Fact: The project is located approximately 42.53 miles radius from the Mt. Palomar Observatory and within Zone B.

Mitigation: All lighting associated with the proposed development will conform to the provisions set forth in Ordinance No. 655.

Monitoring: Monitoring will occur through the building and safety permitting process.

3. Other Lighting Issues

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Site Visit, Project Description

Findings of Fact: The proposed residential land use will necessitate the installation of outdoor lighting for the maintenance of public safety and security. The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must obtain project approval, they are not considered mitigation. While the proposed development will increase the number and distribution of light sources in the vicinity of the project impacts related to this issue will be less than significant level, due to adherence to County lighting standards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

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

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

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

Findings of Fact: The California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP) compile important farmland maps, pursuant to the provisions of Section 65570 of the California Government Code. These maps utilize data from the United States Department of Conservation (USDC) Natural Resource Conservation Service (NRCS) soil survey and current land use information using eight mapping categories and represent an inventory of agricultural resources within Riverside County. The maps depict currently urbanized lands and a qualitative sequence of agricultural designations. Maps and statistics are produced biannually using a process that integrates aerial photo interpretation, field mapping, a computerized mapping system, and public review. Mapping of County farmland categories is conducted every two years.

The project site is not designated as prime farmland, unique farmland, or farmland of statewide importance; is not within an agricultural preserve, and will not involve changes in the environment that would result in conversion of Farmland to non-agricultural use. The project is not located within 300 feet of agriculturally zoned property or will cause the conversion of Farmland to non-agricultural uses.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project				
5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or	<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
contribute substantially to an existing or projected air quality violation?				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Due to the natural features of the site, the development of homes would have an impact on the air quality for the project area. With the listed conditions of approval by Building & Safety Grading and Geology Departments, the project will not conflict or violate any air quality plan or standard. The project would not result in a cumulatively considerable net increase of any criteria pollutant. The project will not affect any sensitive receptors to a substantial point source emission.

Mitigation: The project is conditioned to comply with all the grading and building standards set forth by the Building & Safety – Grading and Geology Departments. The project is required to comply with the National Pollutant Discharge Elimination System (NPDES), the State Water Resource Control Board (SWRCB) and SWPPP during grading.

Monitoring: Compliance with all grading and geologic conditions will be monitored during the permitting process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project				
6. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP Figure OS-4 "Western Riverside County Vegetation", GIS Database, Site Visit; PDB#03547 (Burrowing Owl Survey).

Findings of Fact: This site is not located within an MSHCP cell; however, a habitat assessment for the burrowing owl was completed for the project site. The study identified some owls on the site; however, findings were not significant enough to trigger preservation requirements.

Mitigation: Prior to grading permit issuance, the developer is required to submit a pre-construction presence/absence survey for the burrowing owl. If it is determined that the site is occupied by the burrowing owl, the take of "active" nests shall be avoided. (COA.60.PLANNING.1)

Monitoring: The Riverside County's Environmental Project Department (EPD) will monitor that mitigation of impacts to biological resources is accomplished through its permitting process.

CULTURAL RESOURCES Would the project

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

Source: RCIP Figure OS-7 "Historic Resources", site visit, Project Application Materials

Findings of Fact: The project site does not contain historic resources as defined in California Code of Regulations, Section 15064.5. As such, the proposed residential development would not alter or destroy a historic site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure OS-6 "Archaeological Sensitivity", Project Application Materials

Findings of Fact: The project site is a part of Specific Plan No. 00229A1. Pursuant to archaeological assessments that were performed for the specific plan, there were 47 archaeological sites identified throughout the specific plan area. However, none of the sensitive sites are adjacent to the proposed tract map. The map will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations Section 15064.5.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The proposed map will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				

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

Source: RCIP Figure S-2 "Earthquake Fault Study Zones", Geologist Comments

Findings of Fact: Pursuant to the Comprehensive General Plan, the project site is not located within an Alquist-Priolo Earthquake Fault Zone of a County Fault Hazard Zone.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: RCIP Figure S-3 "Generalized Liquefaction"; Preliminary Geologic/Geotechnical Study, Boulder Springs North Tentative Tract No. 31243, Mead Valley Area, Riverside County, California (Sept. 28, 2004); Preliminary Report on Hard Rock Mitigation, Handling and Grading Impacts, Boulder Springs North, Tentative Tract No. 31243, 31244, 31245, Mead Valley Area, Riverside County, California (Dec. 17, 2004)

Findings of Fact: The alluvium/soil and the loose upper portions of the older alluvium may be subject to liquefaction if saturated. However, the potential for liquefaction in these units can be mitigated when these materials are removed to the underlying bedrock or competent older alluvium and replaced as engineered fill during site grading.

Mitigation: The alluvium, colluvium/soil and highly weathered bedrock are compressible and are considered unsuitable for the support of proposed engineered fills and/or structures. These materials should be removed in their entirety to competent bedrock within the limits of the proposed grading and replaced as engineered fill. All provisions set forth by the Grading Division must be met by the proposed use. (COAs.10.PLANING.8; 40.PLANING.1; 50.PLANING.1, 2, 3; 60.BS GRADE.1 through13)

Monitoring: Monitoring will occur through the building and safety - grading permit process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Strong seismic ground shaking?				
NA <input checked="" type="checkbox"/> S <input type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R <input type="checkbox"/>				

Source: RCIP Figure S-18 "Inventory of Hazardous Materials"; Preliminary Geologic/Geotechnical Study, Boulder Springs North Tentative Tract No. 31243, Mead Valley Area, Riverside County, California (Sept. 28, 2004); Preliminary Report on Hard Rock Mitigation, Handling and Grading Impacts, Boulder Springs North, Tentative Tract No. 31243, 31244, 31245, Mead Valley Area, Riverside County, California (Dec. 17, 2004)

Findings of Fact: The project site contains a low to moderate change of chance of ground-shaking hazards. The project site is not located near any fault zones. There is a less than significant impact due to adverse geologic structures (including faulting) that would preclude project feasibility. No onsite lineaments were noted during geosols analysis. However, as with any other site in the State of California, the project is subject to earthquakes.

Mitigation: The project is conditioned to comply with the provisions of the Uniform Building Code and to comply with conditions set forth by the Building and Safety - Grading Division. (COAs.10.PLANING.8; 40.PLANING.1; 50.PLANING.2; 60.BS GRADE.1 through13)

Monitoring: Monitoring will occur through the building and safety - grading permit process.

13. Landslide Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 <input checked="" type="checkbox"/> S <input type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R <input type="checkbox"/>				

Source: On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope"; Preliminary Geologic/Geotechnical Study, Boulder Springs North Tentative Tract No. 31243, Mead Valley Area, Riverside County, California (Sept. 28, 2004); Preliminary Report on Hard Rock Mitigation, Handling and Grading Impacts, Boulder Springs North, Tentative Tract No. 31243, 31244, 31245, Mead Valley Area, Riverside County, California (Dec. 17, 2004)

Findings of Fact: The subject site is relatively flat with a few minor sloping areas. The site has very low potential for onsite lateral spreading, collapse or rock fall hazards.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Ground Subsidence

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

Source: Resolution No. 94-125, RCIP; Preliminary Geologic/Geotechnical Study, Boulder Springs North Tentative Tract No. 31243, Mead Valley Area, Riverside County, California (Sept. 28, 2004); Preliminary Report on Hard Rock Mitigation, Handling and Grading Impacts, Boulder Springs North, Tentative Tract No. 31243, 31244, 31245, Mead Valley Area, Riverside County, California (Dec. 17, 2004)

Findings of Fact: The project site does not contain geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence. The site is underlain by quartz diorite bedrock and there are numerous large boulders that generally range from a few feet to a few tens of feet in dimension. Oversized rock material will also likely be generated during grading of the site and during bedrock ripping and blasting. The site is feasible for the proposed development provided that recommendations approved by the County Geologist, are incorporated into the design and construction.

Mitigation: The project is conditioned to comply with the provisions of the Uniform Building Code and to comply with conditions set forth by the Building and Safety – Grading Division. (COAs.10.PLANING.8; 40.PLANNING.1; 50.PLANNING.2; 60.BS GRADE.1 through13)

Monitoring: This project will be monitored through the grading and building permit review process.

15. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Such as seiche, mudflow or volcanic hazard?

Source: Site visit, Project Application; Preliminary Geologic/Geotechnical Study, Boulder Springs North Tentative Tract No. 31243, Mead Valley Area, Riverside County, California (Sept. 28, 2004); Preliminary Report on Hard Rock Mitigation, Handling and Grading Impacts, Boulder Springs North, Tentative Tract No. 31243, 31244, 31245, Mead Valley Area, Riverside County, California (Dec. 17, 2004)

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Would the project:

16. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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; Preliminary Geologic/Geotechnical Study, Boulder Springs North Tentative Tract No. 31243, Mead Valley Area, Riverside County, California (Sept. 28, 2004); Preliminary Report on Hard Rock Mitigation, Handling and Grading Impacts, Boulder Springs North, Tentative Tract No. 31243, 31244, 31245, Mead Valley Area, Riverside County, California (Dec. 17, 2004)

Findings of Fact: The proposed project will change the topography and the existing relief features of the project site, due to mass grading for residential development. The proposed graded slopes will exhibit acceptable gross factors of safety for stability under pseudo-static conditions. No slopes higher than 10 feet will result from the development.

Mitigation: The project is conditioned to comply with the provisions of the Uniform Building Code and to comply with conditions set forth by the Building and Safety – Grading Division. (COAs.10.PLANING.8; 40.PLANNING.1; 50.PLANNING.2; 60.BS GRADE.1 through13)

Monitoring: This project will be monitored through the grading and building permit review process.

17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit; Preliminary Geologic/Geotechnical Study, Boulder Springs North Tentative Tract No. 31243, Mead Valley Area, Riverside County, California (Sept. 28, 2004); Preliminary Report on Hard Rock Mitigation, Handling and Grading Impacts,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Boulder Springs North, Tentative Tract No. 31243, 31244, 31245, Mead Valley Area, Riverside County, California (Dec. 17, 2004)

Findings of Fact: The proposed residential project would not result in substantial soil erosion or the loss of topsoil; nor would it be located in expansive soil that would create substantial risks to life or property.

Mitigation: The project is conditioned to comply with the provisions of the Uniform Building Code and to comply with conditions set forth by the Building and Safety – Grading Division. (COAs.10.PLANING.8; 40.PLANNING.1; 50.PLANNING.2; 60.BS GRADE.1 through13)

Monitoring: This project will be monitored through the grading and building permit review process.

18. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys; Preliminary Geologic/Geotechnical Study, Boulder Springs North Tentative Tract No. 31243, Mead Valley Area, Riverside County, California (Sept. 28, 2004); Preliminary Report on Hard Rock Mitigation, Handling and Grading Impacts, Boulder Springs North, Tentative Tract No. 31243, 31244, 31245, Mead Valley Area, Riverside County, California (Dec. 17, 2004)

Findings of Fact: The proposed use would not change the deposition siltation or erosion which may modify the channel of a river or stream or the bed of a lake. The nearest body of the water to the site is an open creek located more than 1000 feet east of the site. The use would not result in an increase in water erosion on or off site. The project has been reviewed by the Riverside County Geologist and the Building and Safety Department-Grading Division and has been conditioned to comply with grading provisions during the grading permit process.

Mitigation: The project is conditioned to comply with the provisions of the Uniform Building Code and to comply with conditions set forth by the Building and Safety – Grading Division. (COAs.10.PLANING.8; 40.PLANNING.1; 50.PLANNING.2; 60.BS GRADE.1 through13)

Monitoring: This project will be monitored through the grading permit review process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. Wind Erosion and Blowsand from project either on or off site.

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

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

Findings of Fact: The project will not be impacted or result in an increase in wind erosion and blowsand on or off the site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed subdivision will not create or require the transport of hazardous materials. However, it may result in the use and disposal of substances such as household cleaning products, fertilizers, pesticides, automotive fluids, etc; but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure S-19 "Airport Locations"

Findings of Fact: The nearest airport to the project site is March Air Reserve Base Airport, which is more than 5 miles east of the project site. The project site is not within an airport influence area or an airport land use plan. The proposed residential development would not result in a safety hazard relating to airports, for people residing or working in the project area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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intermixed with wildlands?

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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 checked="" type="checkbox"/>
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f) Place within a 100-year flood hazard area structures which would impede or redirect

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
flood flows?				
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report.

Findings of Fact: The project is to develop residential lots on 60.3 acres. The site is subject to tributary offsite runoff from several moderate sized watersheds to the north. The site naturally drains in a southerly direction to Cajalco Creek with bisects Specific Plan No. 00229A1. The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors.

Mitigation: Conditions of approval for the specific plan require the construction of portions of the Lake Mathews Area Drainage Plan (ADP). Applicable ADP fees due will be based on the fee in effect at the time of payment. Development within Planning Area 3 is required to construct the Cajalco Creek Wetlands and the Alexander Water Quality Wetland (West) or functional equivalents. Development for the proposed map is conditioned to comply with all provisions of the Riverside County Flood Control District (RCFCD).

Monitoring: The Riverside County Flood Control District (RCFCD) will monitor that all their conditions are met prior to and during grading review process.

24. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones", Figure S-10 "Dam Failure Inundation Zone". Riverside County Flood Control District Flood Hazard Report

Findings of Fact: The project is a part of the Boulder Springs Specific Plan. The project will be free of ordinary storm flood hazard when improvements have been constructed in accordance with approved plan. The development of the subject site is being coordinated with the development of adjacent properties (TR31244 and TR31245). The joined development of the three Boulder Springs North maps propose that the existing watercourse easterly of the site is to remain unobstructed, and storm-waters are not diverted from one watershed to another. The proposed development will not expose people or structures to a significant risk of loss, injury or death involving flooding.

Mitigation: The proposed map is conditioned to comply with all provisions of the Riverside County Flood Control District (RCFCD).

Monitoring: The Riverside County Flood Control District (RCFCD) will monitor that all their conditions are met prior to and during grading review process.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, GIS, Project Materials

Findings of Fact: The project is currently zoned as Specific Plan. Surrounding zones include R-A-1 (Residential Agriculture, one acre minimum), R-A-1/2 (Residential Agriculture, half acre minimum), and A-1-1 (Light Agriculture, one acre minimum). This project is located in the Lake Mathews/Woodcrest Area Plan and is designated as Low Density Residential – Rural Community. Portions of the project site is within the City of Perris Sphere of Influence and is compatible with the City's zoning designation for the site. The project site is also partially within the City of Riverside, and to date County Staff has received no comments from the City on the project. The proposed subdivision does not propose to change the zone or land use designation for the site; therefore, this project would not alter the present land use of this site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Planning

a) Be consistent with the site's existing or

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
proposed zoning?				
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: RCIP Land Use Element, Staff review, GIS

Findings of Fact: The project is consistent with the proposed Specific Plan zoning and would be compatible with surrounding zoning. The land use designation of the site is LDR-RC, which is consistent with the project land use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project				
27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Pursuant to the Riverside County General Plan, the project site is not located in an area of mineral resources. Therefore, this project would not have an impact on mineral resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 ☐

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

Findings of Fact: This project site is not impacted by airport noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact: There are no railroad tracks in the vicinity of this project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

30. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Application materials, Site Visit, Project Exhibit.

Findings of Fact: The proposed project is located more than five (5) miles west of the nearest highway, I-215. No impacts relating to highway noise would be found significant to the proposal.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Project description and materials

Findings of Fact: The proposed project is not impacted by "other noise".

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Noise Effects on or by the Project

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐ ☐ ☐ ☒

d) Exposure of persons to or generation of excessive groundborne vibration or

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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groundborne noise levels?

Source: Project materials and description

Findings of Fact: There will be an increase in permanent ambient noise levels in the project vicinity associated with the residential development, but is expected to be less than significant. Construction activities will result in a temporary increase in ambient noise levels in the project vicinity above levels existing without the project. This noise would result from on-site grading and construction activities, and additional truck traffic traveling to and from the site. The project is not expected to expose persons to noise levels in excess of standards established by the RCIP, nor to excessive groundborne vibration or groundborne noise levels.

Mitigation: The developer shall comply with Ordinance No. 457, which restricts the hours of grading from 6am to 6pm from June to September and from 7am through 6pm from October to May. The developer shall also comply with provisions set forth by the Building & Safety Grading Division. (COAs.10.PLANING.8; 40.PLANNING.1; 50.PLANNING.2; 60.BS GRADE.1 through13)

Monitoring: Monitoring is achieved through the Department of Building and Safety permitting process.

POPULATION AND HOUSING Would the project

33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project description and materials, GIS

Findings of Fact: The development of the existing property will not displace existing housing in the project vicinity, and would not affect County Redevelopment areas. The proposed use will induce population growth in the area, as it is adding 192 new homes in the Lake Mathews area; however, the population growth will not increase the projected number of residences in the County significantly.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: RCIP Safety Element

Findings of Fact: The proposed project will incrementally increase the demand for fire services within Riverside County. Compliance with Ordinance 659 and the payment of development impact fees is standard for all approved tract maps. Because this standard is imposed on all applicants and because it must be complied with prior to project completion it is not considered mitigation.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

35. Sheriff Services ☐ ☐ ☒ ☐

Source: RCIP

Findings of Fact: The proposed project is expected to incrementally increase the demand for sheriff services within Riverside County. Compliance with Ordinance 659 and the payment of development impact fees is standard for all approved tract maps. Because this standard is imposed on all applicants and because it must be complied with prior to project completion it is not considered mitigation.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

36. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Val Verde #10 Unified School District

Findings of Fact: The proposed project is located within the Val Verde Unified School District. The map includes the development of a 12.0 acre public school site that was approved under the original Boulder Springs Specific Plan No. 00229A1. The Val Verde School District is working closely with the applicant to establish a design for the school that will work with the proposed layout of the map.

Mitigation: The proposed project is conditioned to coordinate the development of the school site with the Val Verde School District.

Monitoring: Mitigation measures will be monitored through the building permit review process.

37. Libraries

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

Findings of Fact: This project is expected to incrementally increase the demand for libraries within Riverside County. Compliance with Ordinance 659 and the payment of development impact fees is standard for all approved tract maps. Because this standard is imposed on all applicants and because it must be complied with prior to project completion it is not considered mitigation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Health Services

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

Findings of Fact: The subdivision of the proposed site would not cause an impact on health services. The site is located within the service parameters of County health centers. The presence of medical communities generally correspond with the increase in population associated with new development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review

Findings of Fact: The proposed map includes the development of a 2.9-acre park. The park will be designed so that it is linear and abuts the proposed 12.0 acre school site. Parks within a 5 mile radius from the project site include: Harford Springs Park, (southerly of the site), Thundersky, Orange Terrace, and Bergamont Parks (northerly of site), Paragon and Metz Parks (easterly of site). The proposed recreational site meets the requirements of the County Parks District.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The project site, along with neighboring Tract Maps 31244 and 31245, proposes a trail network throughout the Boulder Springs north area. Trails proposed includes equestrian, pedestrian and bike trails. The trails will run along Cajalco Road and tie into internal local streets that surround the proposed school, as well as areas adjacent to the creek area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Proposed multipurpose trail along Cajalco Road, Martin Street, and along the open space within the project site. (10.EVERY.2; 50.PLANNING.13; 60.PLANNING.3, 25)

Monitoring: Mitigation measures relating to recreational elements will be monitored through the permitting process.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

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

☐ ☐ ☒ ☐

b) Result in inadequate parking capacity?

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

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

☐ ☒ ☐ ☐

e) Alter waterborne, rail or air traffic?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project would generate new traffic to the area and regional transportation system, which would not otherwise exist. The proposed project is part of Specific Plan No. 00229A1. The development of the Specific Plan will widen both Cajalco Road and Wood Road. Traffic delays are anticipated during street improvements and project development, but the delays will cease upon development completion. A traffic study was prepared for the proposed use in accordance with County-approved guidelines. This study was reviewed and approved by the Transportation Department. According to the Transportation Department, the proposed project is consistent with the policies of the General Plan. An increase in hazards related to transportation is not anticipated.

Mitigation: The proposed project is conditioned to comply with all conditions and provisions set forth by the Riverside County Transportation Department.

Monitoring: Mitigation measures relating to road designs will be monitored through the permitting process.

42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The project site, along with neighboring Tract Maps 31244 and 31245, proposes a trail network throughout the Boulder Springs north area. Trails proposed includes equestrian, pedestrian and bike trails. The trails will run along Cajalco Road and tie into internal local streets that surround the proposed school, as well as areas adjacent to the creek area.

Mitigation: Proposed multipurpose trail along Cajalco Road, Martin Street, and along the open space within the project site. (10.EVERY.2; 50.PLANNING.13; 60.PLANNING.3, 25)

Monitoring: Mitigation measures relating to recreational elements will be monitored through the permitting process.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review, Staff Review, application materials, Western Municipal Water District (WMWD) letter dated June 28, 2004

Findings of Fact: This project will not have a significant impact on current water supplies, or result in the construction of new water treatment facilities. The WMWD has provided a letter stating that water is available to serve the project upon completion of substantial financial arrangements and compliance with the Department's Rules and Regulations for the installation of water facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring required.

44. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The proposed project does not include the use of septic systems. Wastewater treatment services will be provided by the Western Municipal Water District, which has the capacity to support the Specific Plan area after its full development.

Mitigation: The project is conditioned to comply with the provisions of the Environmental Health Department.

Monitoring: Mitigation measures relating to sewer services will be monitored by the EMWD.

45. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<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
--	--------------------------------------	--	------------------------------------	--------------

statutes and regulations related to solid wastes
(including the CIWMP (County Integrated
Waste Management Plan)?

Source: RCIP, Letter from Riverside County Waste Management dated June 23, 2004.

Findings of Fact: The project will be served by Riverside County Waste Management Department with solid waste removal pursuant to the arrangement of financial agreements. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation is required.

Monitoring: No mitigation is required.

46. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact: Although this project will incrementally increase the need for utility services in this area, the impacts to each of the utility purveyors is not expected to be significant.

Mitigation: No mitigation measures are required, except those that may be required by each utility provider.

Monitoring: No monitoring is required, other than by the individual utility providers.

OTHER

47. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------	--------------------------	--------------------------	--------------------------	-------------------------------------

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

Findings of Fact: No other significant impacts were identified.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Application materials

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

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

Source: Staff review, Project application

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

52. Does the project have impacts which are ☐ ☐ ☐ ☒

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

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

Source: Staff review, project application

Findings of Fact: This project does not have the potential to achieve short-term environmental goals at the expense of long-term environmental goals.

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

☐ ☐ ☐ ☒

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- | | |
|------|--|
| RCIP | Riverside County Integrated Project |
| GEO | Preliminary Geologic/Geotechnical Study, Boulder Springs North Tentative Tract No. 31243, Mead Valley Area, Riverside County, California (Sept. 28, 2004) |
| GEO | Preliminary Report on Hard Rock Mitigation, Handling and Grading Impacts, Boulder Springs North, Tentative Tract No. 31243, 31244, 31245, Mead Valley Area, Riverside County, California (Dec. 17, 2004) |

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

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

Location:
Planning

Address:
County of Riverside Planning Department
4080 Lemon Street
Riverside, CA 92502

AREA PLAN - TR31243



Riverside County TLMA GIS

Approx scale 1:7546

967 Feet

AREA PLAN



PARCELS

LAKE MATHEWS /
WOODCREST

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.

REPORT PRINTED ON...Wed Jun 03 14:55:30 2009

LAND USE - TR31243



LANDUSE

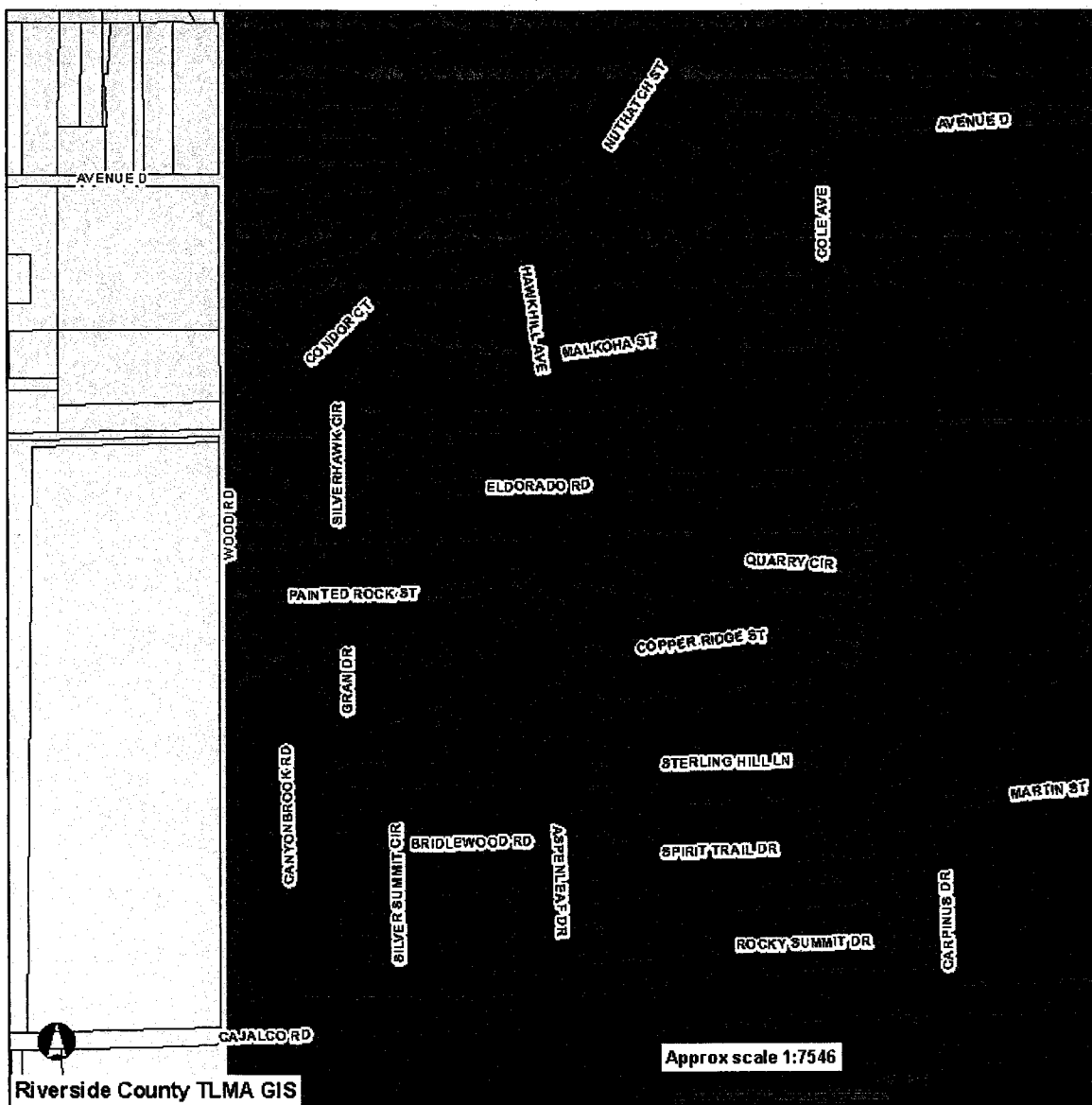
PARCELS	CR - COMMERCIAL RETAIL	OS-C - CONSERVATION	PF - PUBLIC FACILITIES
LDR-RC - RURAL COMMUNITY - LOW DENSITY RESIDENTIAL	RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL	VLDR - VERY LOW DENSITY RESIDENTIAL	CITY BOUNDARY

IMPORTANT

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ZONING DISTRICTS - TR31243



ZONING DISTRICTS



PARCELS

CAJALCO DIST



MEAD VALLEY DIST



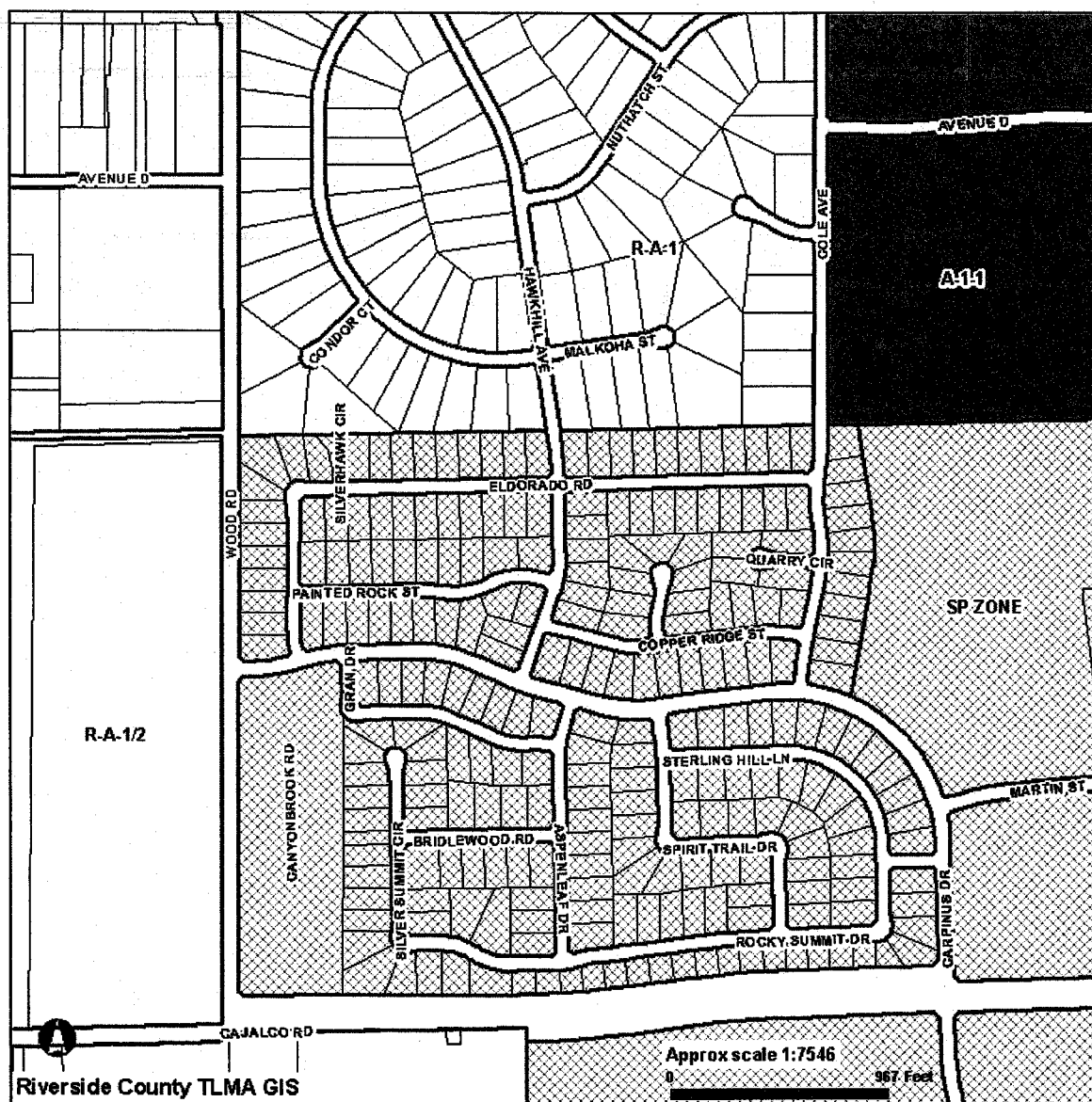
CITY BOUNDARY

IMPORTANT

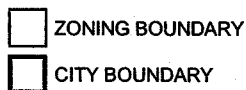
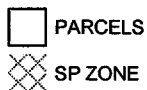
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ZONING - TR31243



ZONING

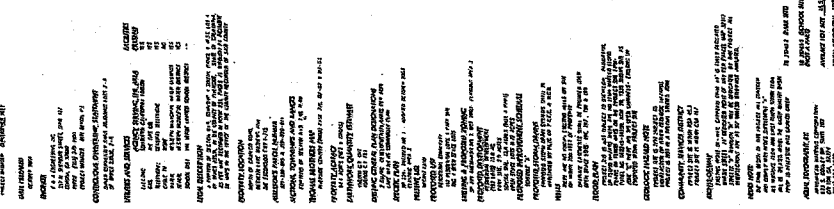



R-A-1, R-A-1/2

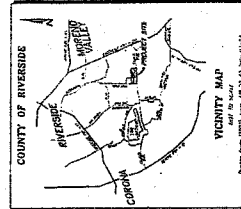
IMPORTANT

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 HET 7 AIR GEBOEDINGEN
 DE BLOEDINGEN VAN DE
 NEDERLANDSE KROON
 DE BLOEDINGEN VAN DE
 NEDERLANDSE KROON



PRIMARY ACIDS: WORTH TO CAPTURE THE CARBOXY GROUP
SECONDARY ACIDS: NARROW TO ALCOHOL

PRIMARY AND SECONDARY ACCESS GRANTS FOR EACH TRUST

Drawing: 617A\EXHIBITS\174-PARK EXHIBIT.dwg
Layout: 8.5x11 L
Last Saved: Thu Oct 07, 2004 - 1:17pm
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By: Wilson



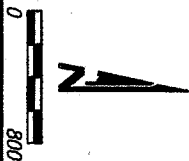
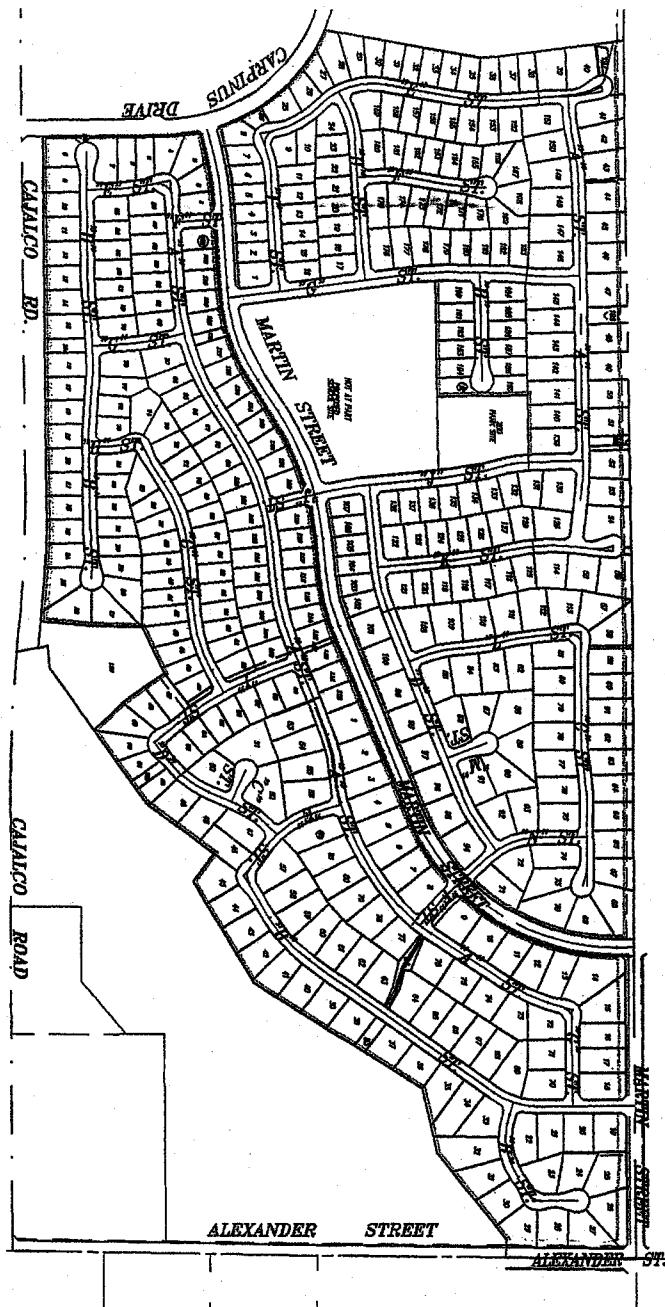
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ENGINEERING
LAND PLANNING
SURVEYING

357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380

BOULDER SPRINGS LAND CO.
PARK EXHIBIT



- LEGEND**
- THEME VIEW WALL
 - PERIMETER THEME WALL
 - NEIGHBORHOOD PRODUCTION WALL
 - LODGE POLE FENCE

DATE 10/27/04

EXHIBIT NO. W-1

CASE NO. TR 31243-TR 31244-TR 31245

DATE 10/22/04 SIGNATURE EW



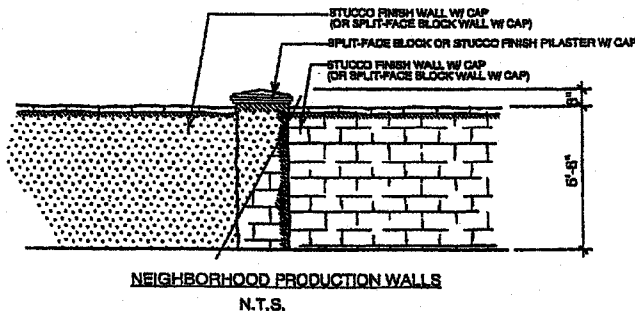
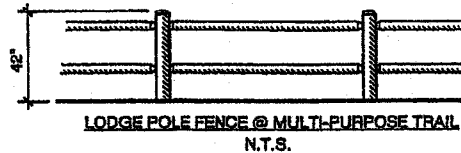
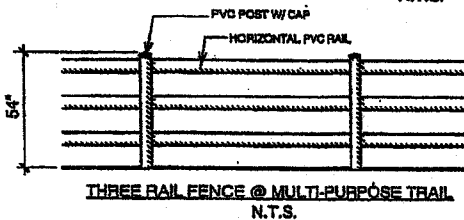
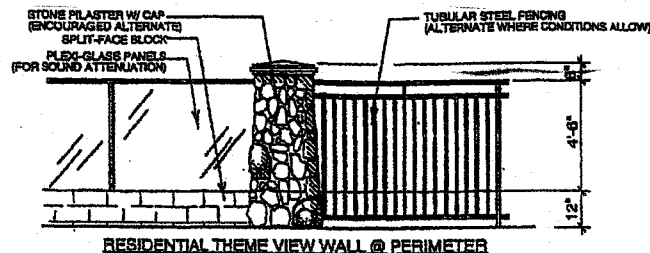
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BOULDER SPRINGS
FENCE AND WALL EXHIBIT FOR TRACTS 31243, 31244 AND 31245

SHEET 1 OF 2

BOULDER SPRINGS SPECIFIC PLAN
SPECIFIC PLAN No. 229 AMENDMENT No. 1



WALL EXHIBITS
Exhibit 6

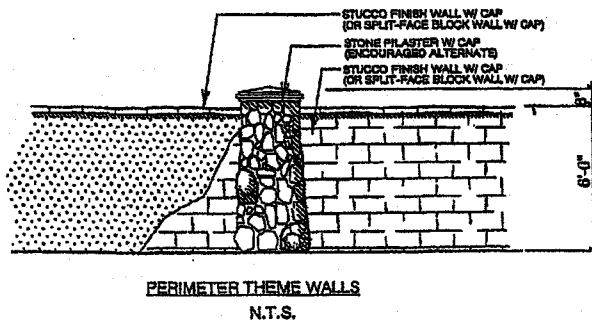


EXHIBIT NO. W-2

CASE NO. TR31243-TR31244-TR31245

DATE 10/22/04 SIGNATURE GW

REF. SP 229-AMENDMENT NO. 1

DATE 10/21/04



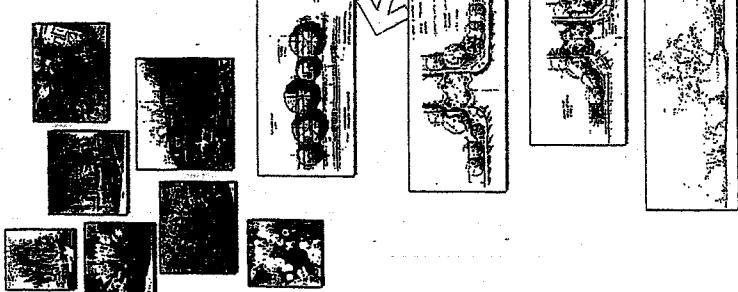
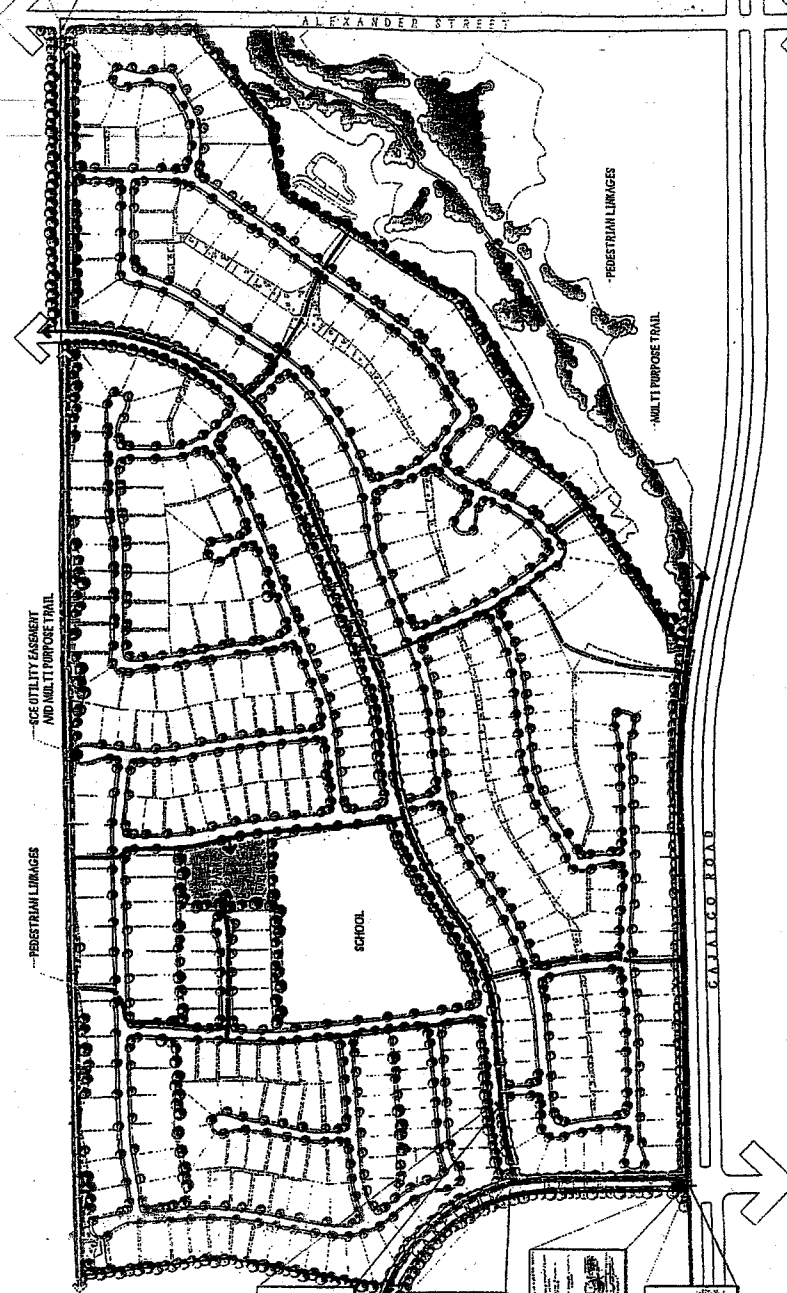
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BOULDER SPRINGS
FENCE AND WALL EXHIBIT FOR TRACTS 31243, 31244 AND 31245

SHEET 2 OF 2

CASE NO. 1032413-10312418-10312415
 DATE 10/22/04 SIGNATURE GW



Sheet No. 229
 1032413, 10312418, and 10312415
 BOULDER SPRINGS

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13:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TENTATIVE MAP Tract #: TR31243

Parcel: 319-020-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

INEFFECT

The applicant 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 this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2 MAP - DEFINITIONS

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 31243 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31243, Amended per FINAL Map, dated 8/25/05.

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

Exhibit W-1 and W-2: Fence and wall exhibits for Tract Maps 31243, 31244 and 31245, dated 10/22/04.

Exhibit T: Trails exhibit (pedestrian, equestrian and bike) for Tract Maps 31243, 31244 and 31245, dated 10/22/04.

10. EVERY. 2 SPA - Amendment Description

NOTAPPLY

Specific Plan 229, Amendment No.1 proposes to amend the existing 938 acre Specific Plan formally known as HB Ranches (SP229). The proposed Boulder Springs amendment will include many of the same features as the original specific plan but would implement a more conventional concept with regards to the single family residential lots. This approach would reduce the minimum lot sizes from 20,000 to 12,000 square foot minimums from the original

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Riverside County LMS
CONDITIONS OF APPROVAL

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CT MAP Tract #: TR31243

Parcel: 319-020-014

10. GENERAL CONDITIONS

10. EVERY. 2 SPA - Amendment Description (cont.) NOTAPPLY

Specific Plan. The overall number of single family residential lots will consist of 1,421 dwelling units with 12,000 square foot minimum lot sizes. The proposed development includes 212 acres designated as open space which is almost double from the original specific plan. The development would also include a 13 acre community use, 15 acres of commercial, 14 acre school site, 7 acre park, 16 acres used for roadways, and community trail.

10. EVERY. 3 MAP - PROJECT DESCRIPTION INEFFECT

The land division hereby permitted is to subdivide 94.4 acres into 192 residential lots with a minimum lot size of 12,000 square feet. Lots numbered 39 through 101, 108 through 114, 129, 130, and lots 139 through 151 will have a minimum lot size of 20,000 square feet. The proposal will also include a linear park site (approximately 2.9 acres in size) that will abut a 12.0 acre school site shown on this map. The proposed project is within Planning Areas 3, 4 and 11 of Specific Plan #229. The proposal also includes a trail system for equestrian, bike and pedestrian use that is a part of a network of trails proposed for this map, TR31244 and 31245. The project site is located north of Martin Road and west of Alexander Street.

10. EVERY. 3 SPA - Replace all previous INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 4 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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TENTATIVE MAP Tract #: TR31243

Parcel: 319-020-014

10. GENERAL CONDITIONS

10. EVERY. 4 MAP - HOLD HARMLESS (cont.)

INEFFECT

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 SP - SP Document

INEFFECT

Specific Plan No.229, Amendment No. 1 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution [and all resolutions for prior amendments to the Specific Plan].
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Environmental Impact Report No. 255 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR31243

Parcel: 319-020-014

10. GENERAL CONDITIONS

10. EVERY. 5 MAP - 90 DAYS TO PROTEST

INEFFECT

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

10. EVERY. 5 SP - Definitions

INEFFECT

The words identified in the following list that appear in
The words identified in the following list that appear
in all capitals in the attached conditions of Specific Plan
No. 229, Amendment No.1 shall be henceforth defined as
follows:

SPECIFIC PLAN = Specific Plan No. 229, Amendment No. 1

CHANGE OF ZONE = Change of Zone No. 6681.

EIR = Environmental Impact Report No. 255.

10. EVERY. 6 SP - Ordinance Requirements

INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 7 SP - Limits of SP DOCUMENT

INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding to above, the design guidelines and development standards of the SPECIFIC PLAN for hillside development and grading shall apply in place of more general County guidelines and standards.

TRACT MAP Tract #: TR31243

Parcel: 319-020-014

10. GENERAL CONDITIONS

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 California 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. 2 SP*GSP-1 ORD. NOT SUPERSEDED INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the Uniform Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

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. 3 SP*GSP-2 GEO/SOIL TO BE OBEYED INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

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. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental

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Riverside County LMS
CONDITIONS OF APPROVAL

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TACT MAP Tract #: TR31243

Parcel: 319-020-014

10. GENERAL CONDITIONS

10.BS GRADE. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT (cont.) INEFFECT

assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

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. 5 SP*-NO GRADING & SUBDIVIDING INEFFECT

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

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

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

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

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

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

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

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

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

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13:50

Riverside County LMS
CONDITIONS OF APPROVAL

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CT MAP Tract #: TR31243

Parcel: 319-020-014

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - AMENDED NO 1

INEFFECT

The lots in this Amended 1 map shall be connected to sanitary sewer only. PRIOR to regular map submittal to the Planning Department, a SAN 53 shall be issued by this Department.

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. 1 SP-#71-ADVERSE IMPACTS

INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

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.

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31243

Parcel: 319-020-014

10. GENERAL CONDITIONS

10.FIRE. 2 SP-#86-WATER MAINS INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 3 SP-#95-HAZ FIRE AREA INEFFECT

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 4 SP-#96-ROOFING MATERIAL INEFFECT

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

10.FIRE. 5 SP-#97-OPEN SPACE INEFFECT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 6 SP-#100-FIRE STATION INEFFECT

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire stations may be needed to meet anticipated service demands, given project densities.

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10.FIRE. 7 SP-#47 SECONDARY ACCESS

INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP CONSTRUCT CAJALCO WETLANDS

INEFFECT

This tract shall construct the Lake Mathews ADP Cajalco Creek Wetlands or functional equivalents.

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT

INEFFECT

Boulder Springs Specific Plan 229 amendment No.1 proposes to increase permanent open space from 92 acres to 214 acres to preserve the California Gnatcatcher habitat. The planning areas would be reconfigured to maintain the 1,421 dwelling units by reducing minimum lot sizes from 20,000 square feet to 12,000 square feet.

This proposed development is located within the limits of the Lake Mathews Master Drainage Plan (MDP). The MDP proposes several water quality basins. These water quality basins shall be constructed prior to any individual development within the Specific Plan tributary to one of these proposed MDP facilities.

The District has reviewed this project and finds the drainage plan included in the report appropriate for flood control. In addition, the District has the following recommendations to protect the public health and safety:

1. The major tributary to Lake Mathews is Cajalco Creek. The District is not contemplating any structural solutions for the Creek. The specific plan proposes Planning Area 6 to be open space all along the Creek. The natural floodplain of Cajalco Creek and its major tributaries shall be mapped and preserved as open space.

2. The eastern portions of Planning Areas 2 and 9, Planning Areas 3 and 4, and the western portions of Planning Area 7 and 8 drain into the proposed Master Planned "Cajalco Creek Wetlands". Development within these residential areas

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

shall be responsible for the construction of this facility.

3. Planning Area 5 and the eastern portion of Planning Area 3 drain to the proposed "Alexander Street Water Quality Wetland (West)". Proposed development within these areas shall construct the proposed MDP facility.

10.FLOOD RI. 2 XXM-DRAIN TO STREET INEFFECT

All lots shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 3 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 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. 4 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. 5 MAP FLOOD HAZARD RPT INEFFECT

This is a proposal to subdivide 94.4 acres into residential lots, a park site and a school site in the Lake Mathews area. The site is located at the northeast corner of Martin Street and Carpinus Drive. This is within Planning Areas 3, 4 and 11 of the Boulder Springs Specific Plan (SP 229A1).

This tract is being concurrently processed with tentative Tract 31244 to the south and tentative Tract 31245 to the east which also are within the Boulder Springs Specific Plan.

The site is subject to tributary offsite runoff from several moderate sized watersheds to the north. The site naturally drains in a southerly direction to Cajalco Creek which bisects the specific plan.

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10. GENERAL CONDITIONS

10.FLOOD RI. 5

MAP FLOOD HAZARD RPT (cont.)

INEFFECT

The developer has proposed several storm drains to collect tributary storm flows from the north. The inlets to three of the larger storm drains are located within open space lots which will allow for proper maintenance access and appropriate emergency escape. Additionally v-ditches will be provided behind the northern tier of lots adjacent to a 30-foot utility easement. The storm drain system along with the streets will collect both offsite and onsite storm flows and convey them through the adjacent Tracts 31244 and 31245 into Cajalco Creek. Since Cajalco Creek is considered an adequate outlet no mitigation for increased runoff will be required.

Conditions of approval for the specific plan require the construction of portions of the Lake Mathews Area Drainage Plan. Development within Planning Area 3 is required to construct the Cajalco Creek Wetlands and the Alexander Street Water Quality Wetland (West) or functional equivalents.

The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3815 per acre, the fee due will be based on the fee in effect at the time of payment. It should be noted that fee credits will be given for the construction of the ADP facilities.

10.FLOOD RI. 6

MAP BMP - ENERGY DISSIPATOR

INEFFECT

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

10.FLOOD RI. 7

MAP BMP - TRASH RACKS

INEFFECT

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 8 MAP CONSTRUCT ALEXANDER WEST INEFFECT

Construct Lake Mathews ADP Alexander Street Water Quality Wetland (West) or functional equivalent.

10.FLOOD RI. 9 MAP INTERCEPTOR DITCH CRITERIA INEFFECT

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

PLANNING DEPARTMENT

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 2 SP - NO P.A. DENSITY TRANSPER INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process OR Substantial Conformance which must have approval of the Planning Director.

10.PLANNING. 4 SP - PLANNING AREAS 1 & 5 INEFFECT

No development (i.e Plot Plan, CUP, Parcel Map, Tract Map etc.) withing planning areas 1 and 5 shall be accepted for review untill a change of zone application have been filed, approved, and adopted to reflect the appropriate uses within planning areas 1 and 5.

10.PLANNING. 8 MAP - GEOLOGIST'S COMMENTS INEFFECT

The following documents were submitted for Planning-level geologic/geotechnical review and approval for TR31243:

1.Neblett & Associates, Inc., September 28, 2004,
"Preliminary Geologic/Geotechnical Study, Boulder Springs North Tentative, Tract No. 31243, Mead Valley Area, Riverside County, California".

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10. GENERAL CONDITIONS

10.PLANNING. 8

MAP - GEOLOGIST'S COMMENTS (cont.)

INEFFECT

2.Neblett & Associates, Inc., December 17, 2004,
"Preliminary Report on Hard Rock Mitigation, Handling and
Grading Impacts, Boulder Springs North, Tentative Tract No.
31243, 31244, 31245, Mead Valley Area, Riverside County,
California".

The above documents concluded:

- 1.Surface rupture by fault displacement is considered unlikely.
- 2.The alluvium/soil and the loose upper portions of the older alluvium may be subject to liquefaction if saturated. However, the potential for liquefaction in these units can be mitigated when these materials are removed to the underlying bedrock or competent older alluvium and replaced as engineered fill during site grading.
- 3.The quartz diorite bedrock underlying the site is not subject to liquefaction.
- 4.The proposed graded slopes at the subject site will exhibit acceptable gross factors of safety for stability under pseudo-static conditions.
- 5.The risk of seismic induced tsunami and seiche to the site is considered extremely low.
- 6.Heavy ripping and blasting will be required in deeper cut areas.
- 7.The site is underlain by quartz diorite bedrock and there are numerous large boulders that generally range from a few feet to a few tens of feet in dimension. Oversized rock material will also likely be generated during grading of the site and during bedrock ripping and blasting.
- 8.From a geologic/geotechnical engineering standpoint, the site is feasible for the propose development provide recommendations presented in the above referenced reports are incorporated into the design and construction.

The above documents recommended:

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10.PLANNING. 8 MAP - GEOLOGIST'S COMMENTS (cont.) (cont.) INEFFECT

1.The alluvium, colluvium/soil and highly weathered bedrock are compressible and are considered unsuitable for the support of proposed engineered fills and/or structures. These materials should be removed in their entirety to competent bedrock within the limits of the proposed grading and replaced as engineered fill.

2.Further geologic/geotechnical evaluation will be required during the subsequent grading plan review stage and/or if there are design changes

3.Oversized rock material generated during grading should be placed in deep fill areas, placed in designated open spaces, used in landscaping, exported, or a combination of these. Oversized rock material can also be processed on-site for incorporation in the fills as described in referenced report #2 above.

4.Prior to grading, it is recommended that a detailed Earth Management Plan (EMP) be developed.

5.The grading, blasting and rock crushing operations should be coordinated by the contractors to minimize the impact of the grading operation (i.e. noise, dust, etc.) on the surrounding community, environment, and improvements.

The above documents satisfy the requirement for a geotechnical report for Planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval and this approval is not intended, and should not be misconstrued as, approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An Environmental Constraints Sheet (ECS) should be prepared for this project, as described elsewhere in this conditions set, relative to the potential for liquefaction, blasting and oversized material at this site.

10.PLANNING. 9 MAP - MAP ACT COMPLIANCE INEFFECT

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

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10.PLANNING. 9 MAP - MAP ACT COMPLIANCE (cont.) INEFFECT

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

10.PLANNING. 10 MAP - FEES FOR REVIEW INEFFECT

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

10.PLANNING. 12 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. 13 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. 16 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. 17 MAP - RES. DESIGN STANDARDS INEFFECT

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design

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10. GENERAL CONDITIONS

10.PLANNING. 17

MAP - RES. DESIGN STANDARDS (cont.)

INEFFECT

- standards of the SP zone.
- b. The front yard setback is 20 feet.
 - c. The side yard setback is 5 feet.
 - d. 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.
 - e. The minimum average width of 20,000 square foot lots is 100 feet, while the minimum average width of 12,000 square foot lots is 70 feet.
 - f. The maximum height of any building is 40 feet.
 - g. The minimum parcel size for lots no. 39 through 101, 108 through 114, 129, 130, and 139 through 151 will be 20,000 square feet (net), while remaining lots will be 12,000 square feet (net).
 - h. No more than 50% of the lot shall be covered by structure.
 - i. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 18

MAP - NPDES COMPLIANCE (1)

INEFFECT

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

10.PLANNING. 19

MAP - ORD NO. 659 (DIF)

INEFFECT

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct

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10.PLANNING. 19 MAP - ORD NO. 659 (DIF) (cont.)

INEFFECT

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. 20 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. 21 MAP - REQUIRED MINOR PLANS

INEFFECT

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

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10.PLANNING. 21 MAP - REQUIRED MINOR PLANS (cont.)

INEFFECT

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 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. 22 MAP - DESIGN GUIDELINES

INEFFECT

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

10.PLANNING. 23 MAP - OFF-HWY VEHICLE USE

INEFFECT

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

10.PLANNING. 24 MAP - LC LANDSCAPE REQUIREMENTS

RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in

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10. GENERAL CONDITIONS

10.PLANNING. 24

MAP - LC LANDSCAPE REQUIREMENTS (cont.)

RECOMMEND

conformance with the APPROVED EXHIBITS;

2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

EOT1

10.PLANNING. 25

GEN - IF HUMAN REMAINS EOT1

RECOMMEND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If