

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



919B

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
August 19, 2010

**SUBJECT: TENTATIVE TRACT MAP NO. 31871, MINOR CHANGE NO. 1, (FTA 1995-27) –**  
Applicant: Lennar Homes of California – Engineer/Representative: Rick Engineering, Inc. -  
Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Planning  
Area 7: Medium High Density Residential (MHDR) (5-8 Dwelling Units Per Acre) and Planning  
Area 8: Passive Park as reflected in the Land Use plan for Specific Plan No. 184 – Location:  
Northerly of Promontory Parkway and westerly of Pourroy Road – 84.7 Gross Acres - Zoning:  
Specific Plan No. 184, (Rancho Bella Vista), Planning Area Nos. 7 and 8 (SP00184A02),  
Planning Areas 7 and 8) - **REQUEST:** The minor change proposes to A) expand the detention  
basin (Lot 252) from 0.44-acres to 1.2-acres gross; B) Reconfigure Lot 254 from an existing  
bioswale into a 2-acre detention basin resulting in the loss of two (2) lots; C) Change Lots 69-85  
from 5,000 square-foot lots to 4,500 square-foot lots; D) Change Lots 110-124 from 4,500  
square-foot lots to 5,000 square-foot lots; E) Adjust Lots 115 and 116 to face Turning Leaf Court  
instead of Rose Arbor Court; F) Deletion of cul-de-sac along Spring Canyon Drive; G) Change  
the realignment of Bella Rosa Drive, Mild Meadow Drive and Spring Canyon Drive; and H)  
Adjust lot line for Lots 147-155, 187-190 and 239-249 to accommodate street realignments.  
APNs: 958-200-008 to 011, 958-200-064 to 066, 964-140-001 to 004, 964-140-013 to 015. -  
Related Cases: TR31871

**RECOMMENDED MOTION:**

**APPROVAL** of **TENTATIVE TRACT MAP NO. 31871, MINOR CHANGE NO. 1**, subject to the  
attached conditions of approval, and based upon the findings and conclusions incorporated in  
the staff report.

*Carolyn Syms Luna*  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc *CSL*

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried, IT  
WAS ORDERED that the above matter is tentatively approved as recommended, and staff is  
directed to prepare the necessary documents for final action.

Ayes: Buster, Tavaglione, Stone and Benoit  
Nays: None  
Absent: Ashley  
Date: September 14, 2010  
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

Prev. Agn. Ref. | District: Third | Agenda Number:

ATTACHMENTS FILED

16.3

REVIEWED BY EXECUTIVE OFFICE

DATE: *9/23/10*  
Tina Grande

Departmental Concurrence

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

Carolyn Syms Luna · Planning Director

919 B

09.14.10

DATE: August 19, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M. off*

SUBJECT: TENTATIVE TRACT MAP NO. 31871, MINOR CHANGE NO. 1, FAST TRACK AUTHORIZATION NO. 95-27

(Charge your time to these case numbers)

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

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian  |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> No New Environmental Documentation Required                            |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                                    |

Designate Newspaper used by Planning Department for Notice of Hearing:  
(3rd Dist) Press Enterprise and The Californian

Need Director's signature by 8/19/10  
Please schedule on the September 14, 2010 BOS Agenda

#### Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination  
Fish & Game Receipt (CFG5253)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

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

**Agenda Item No.:**  
**Area Plan: Southwest**  
**Zoning Area: Rancho California**  
**Supervisory District: Third**  
**Project Planner: Wendell Bugtai**  
**Board of Supervisors: September 14, 2010**

**Fast Track Authorization No. 95-27**  
**Tract Map No. 31871 Minor Change No. 1**  
**E.A./EIR Number: Nothing Further Required**  
**Applicant: Lennar Homes of California**  
**Engineer/Representative: Rick Engineering**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

**Tentative Tract Map No. 31871 Minor Change No. 1** is a proposal within Specific Plan 184A2, Substantial Conformance No. 2 (Rancho Bella Vista) to make minor modifications to the existing Tentative Tract Map 31871. Tentative Tract Map 31871 was approved by the Board of Supervisors on November 21, 2006. During the time of the rough grading plan review, the Riverside County Flood Control District informed the applicant of newly adopted requirements by the San Diego Regional Water Quality Control Board. These new requirements required additional basins and expansion of existing basins to meet the newly adopted standards. The proposal is a direct result of that request.

These modifications include the following changes:

1. Expand Detention Basin Lot 252 from 0.44-acres to 1.2-acres gross
2. Reconfigure Lot 254 from an existing bioswale into a 2-acre detention basin resulting in the loss of two (2) lots
3. Lots 69-85 have been changed from 5,000 square-foot lots to 4,500 square-foot lots
4. Lots 110-124 have been changed from 4,500 square-foot lots to 5,000 square-foot lots
5. Lots 115 and 116 have been adjusted to face Turning Leaf Court instead of Rose Arbor Court
6. Deletion of cul-de-sac along Spring Canyon Drive
7. Realignment of Bella Rosa Drive, Mild Meadow Drive and Spring Canyon Drive
8. Lots 147-155, 187-190 and 239-249 lots lines have been adjusted to accommodate street realignments

The project is located within northerly of Promontory Parkway and westerly of Pourroy Road within the Rancho California Zoning Area.

### **SUMMARY OF FINDINGS:**

- |                                   |   |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1):    | Vacant  |
| 2. Surrounding Land Use (Ex. #1): | Vacant to the north and west, single family residences to the east and south, and an existing school to the south   |
| 3. Existing Zoning (Ex. #2):      | Specific Plan No. 184A2, Planning Areas No. 7 and 8 (Rancho Bella Vista Specific Plan)  |
| 4. Surrounding Zoning (Ex. #2):   | Light Agriculture-10 Acre Minimum (A-1-10) to the north, Specific Plan No. 265 (Borel Airpark Specific Plan) to the west, and Specific Plan No. 184A2, SC2 (Rancho Bella Vista Specific Plan) to the east and south |
| 5. General Plan:                  | Land Use: Community Development: Medium High Density Residential (CD: MHDR), Open Space:  |

Conservation (OS:C)

6. Project Data: Total Acreage: 84.7 Gross Acres  
Total Proposed Lots: 249 Residential Lots  
Proposed Min. Lot Size: 4,500 square feet  
Schedule: A
7. Environmental Concerns: Nothing Further Required

**RECOMMENDATIONS:**

**APPROVAL** of **TENTATIVE TRACT MAP No. 31871 MINOR CHANGE No. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance the Land Use: Community Development: Medium High Density Residential (CD: MHDR) and Open Space: Conservation (OS:C) Land Use Designations, and with all other elements of the Riverside County General Plan, as adopted through the Specific Plan.
2. The project meets the maximum allowable density within the Highway 79 Policy Area of 6.5 dwelling units per acre (360 dwelling units as it applies to the project), with a density of 4.52 Dus/Ac, below the maximum allowable density of 5.92 DUs/Ac.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium High Density Residential (CD: MHDR) and Open Space: Conservation (OS:C) on the Southwest Area Plan, as adopted through the Specific Plan.
2. The proposed use, single family residential parcels that consist of 85 lots with a minimum size of 4,500 square feet, 101 lots with a minimum lot size of 5,000 square feet, and 63 lots with a minimum lot size of 6,000 square feet, is a permitted use in the Community Development: Medium High Density Residential (CD: MHDR) designation.

3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) to the north, Open Space: Conservation (OS:C) to the west, and Community Development: Medium High Density Residential (CD: MHDR) to the east and south.
4. The zoning for the subject site is Specific Plan No. 184A2, SC2 (Rancho Bella Vista Specific Plan).
5. The proposed use, single family residential parcels that consist of 85 lots with a minimum size of 4,500 square feet, 101 lots with a minimum lot size of 5,000 square feet, and 63 lots with a minimum lot size of 6,000 square feet, is consistent with the development standards set forth in the Specific Plan No. 184A2, SC2 (Rancho Bella Vista Specific Plan) zone.
6. The project site is surrounded by properties which are zoned Light Agriculture-10 Acre Minimum to the north, Specific Plan No. 265 (Borel Airpark Specific Plan) to the west, and Specific Plan No. 184A2 (Rancho Bella Vista Specific Plan) to the south and east.
7. Similar uses have been constructed and are operating in the project vicinity.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan. No conservation is required.
9. The potential environmental effects of the proposed minor changes to Tentative Tract map 31871 were fully studied in Environmental Assessment No. 36911. Based thereon, the Board of Supervisors adopted a Mitigated Negative Declaration on November 21, 2006. Approval of the proposed changes to Tentative Tract map 31871 will not result in any new significant environmental effects not identified in Environmental Assessment No. 36911, nor will it substantially increase the severity of the environmental effects identified in Environmental Assessment No. 36911. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. Accordingly, the Board of Supervisors hereby finds that it has fully complied with the California Environmental Quality Act and no further environmental documentation is required.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A 100-year flood plain or dam inundation area;
  - b. The Stephens Kangaroo Core Reserve Area;
  - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat;
  - d. A County designated fault zone;
  - e. A Flood zone.
3. The project site is locate within:
  - a. The boundaries of the Temecula Valley Unified School District;
  - b. The Stephens Kangaroo Rat Fee Area;

- c. An area drainage plan;
  - d. County Service Area #103 – Murrieta-Temecula;
  - e. The City of Temecula Sphere of Influence;
  - f. The Highway 79 Policy Area;
  - g. Development Agreement No. 7; and
  - h. The French Valley Airport Influence Area.
4. The subject site is currently designated as Assessor's Parcel Number 964-140-015.
5. This project was filed with the Planning Department on March 10, 2008.
6. This project was reviewed by the Land Development Committee two (2) times on the following dates April 17, 2008 and May 13, 2010.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$23,305.68.

**FAST TRACK AUTHORIZATION**

SUPERVISORIAL DISTRICT 3

SUPERVISOR Kay Caniceros

APPLICANT FN Development Company, ALPHA c/o  
Name JM Development Company, Inc. Contact Person Liz Jackson/Dick Hamrn  
Address 18400 Von Karman Avenue, Suite 900  
City Irvine State CA Zip 92751  
Phone (714) 440-7200 Fax (714) 833-7557 Pager \_\_\_\_\_

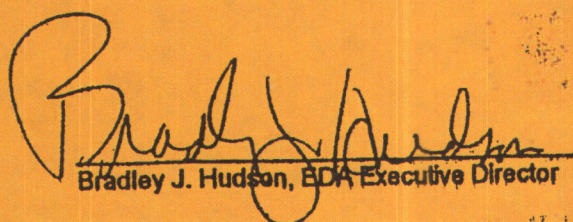
**PROJECT**

Type:  Commercial  Industrial  Other AD 161 - Residential Project (SP#184)  
Land Use Application(s) SP Zoning  
Location French Valley between the intersection of hwy 79 and Borel Road and Lake Skinner  
APN(s) 914-770-004 thru 914-770-011-0, 914-780-001-2 thru 914-780-014-4, 914-790-002-4 thru 914-790-012-3  
Zoning SP Zoning

Estimated Number of Permanent Full-time Employees Qualifies by virtue of AD 161  
Estimated Investment in Land, Building and Equipment \$ 21,172,000.00  
Est. Taxable Annual Sales \$ N/A Est. # of Construction Jobs 450-500 per year lasting 10 years

Project Description The proposed project is an amendment to approved Specific Plan #184 by virtue of the Winchester Properties Ad 161 reallocation of assessment lien. The Specific Plan amendment contemplates a reduction of total approved dwelling units and a significant increase of preservation of project sensitive resources and open space. The Specific Plan amendment envisions a five phase development of the 789 acre site into a community of 1,998 residential units on 355 acres, 8.5 acres of neighborhood commercial uses, and 434 acres of open space/school/recreational uses. Per board action dated 9/5/95, Item 3.13

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible.

  
Bradley J. Hudson, EDA Executive Director

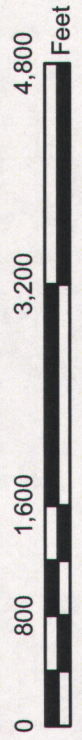
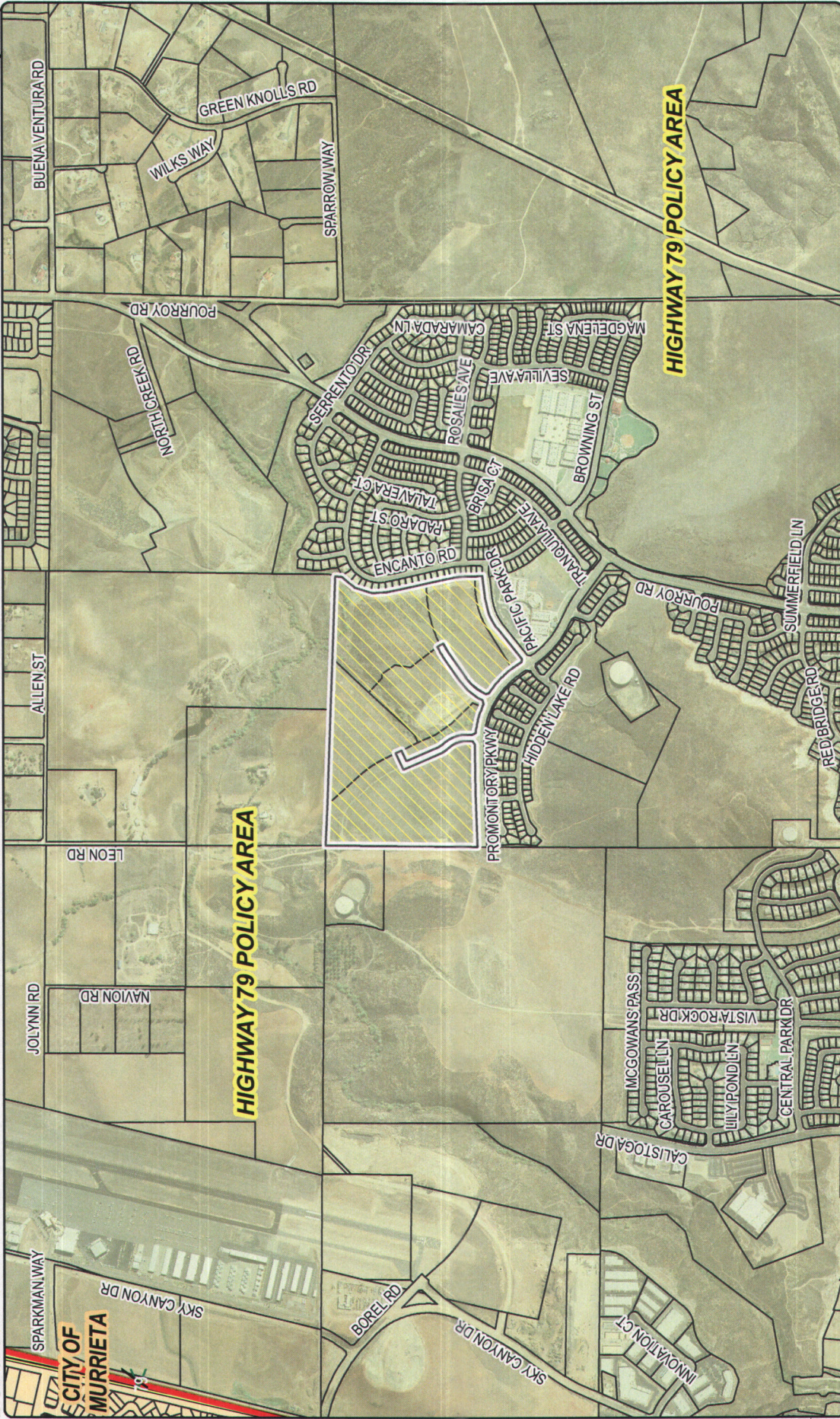
Date 11-7-95

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**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**TR31871M1**  
**VICINITY/POLICY AREAS**

Supervisor Stone  
 District 3

Date Drawn: 07/15/10  
 Vicinity Map



Assessors Bk. Pg. 964-14  
 Thomas Bros. Pg. 929 D5  
 Edition 2009

Zoning Area: Rancho California  
 Township/Range: T7SR2W  
 Section: 17

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>



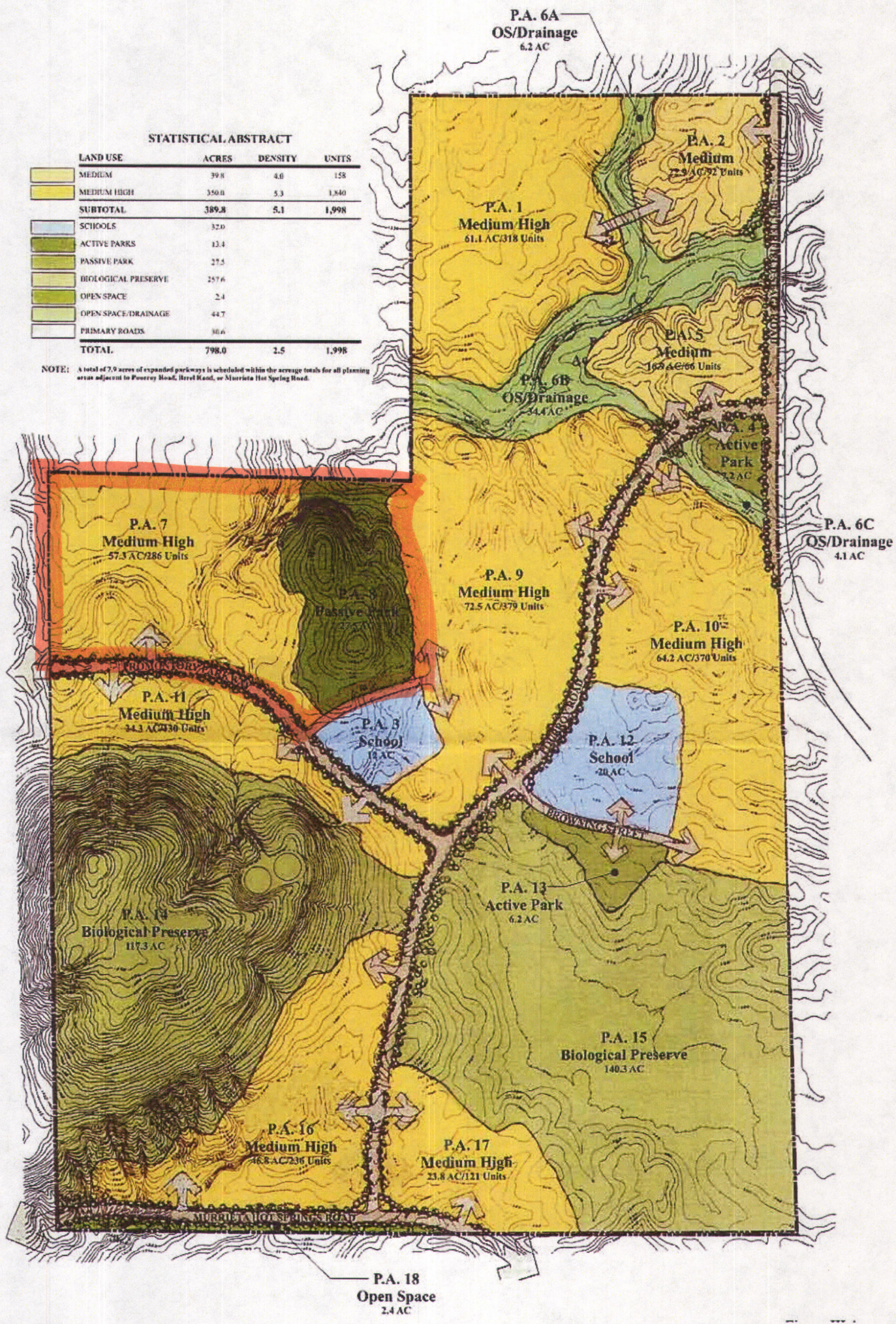




**STATISTICAL ABSTRACT**

LAND USE	ACRES	DENSITY	UNITS
MEDIUM	398	4.0	158
MEDIUM HIGH	350.8	5.3	1,840
<b>SUBTOTAL</b>	<b>389.8</b>	<b>5.1</b>	<b>1,998</b>
SCHOOLS	32.0		
ACTIVE PARKS	13.4		
PASSIVE PARK	27.5		
BIOLOGICAL PRESERVE	257.6		
OPEN SPACE	2.4		
OPEN SPACE-DRAINAGE	44.7		
PRIMARY ROADS	30.6		
<b>TOTAL</b>	<b>798.0</b>	<b>2.5</b>	<b>1,998</b>

NOTE: A total of 7.9 acres of expanded parkways is scheduled within the acreage totals for all planning areas adjacent to Pottery Road, Irvell Road, or Murietta Hot Spring Road.



RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31871M1

EXISTING GENERAL PLAN

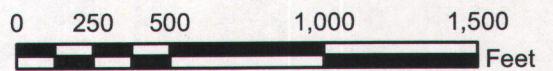
Supervisor Stone  
District: 3

Date Drawn: 7/15/09  
Exhibit 5



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 17

Assessors Bk. Pg. 964-14  
Thomas Bros. Pg. 929 D5  
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31871M1

EXISTING ZONING

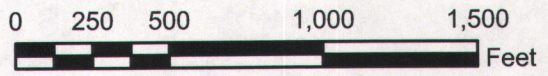
Supervisor Stone  
District 3

Date Drawn: 7/15/10  
Exhibit 2



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 17

Assessors Bk. Pg. 964-14  
Thomas Bros. Pg. 929 D5  
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31871M1

LAND USE

Supervisor Stone  
District 3

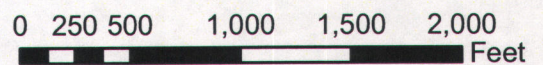
Date Drawn: 7/15/10  
Exhibit 1



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 17

Assessors Bk. Pg. 964-14  
Thomas Bros. Pg. 929 D5  
Edition 2009

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**Environmental Assessment (E.A.) Number:** 39611  
**Project Case Type (s) and Number(s):** TENTATIVE TRACT MAP NO. 31871 Minor Change No. 1  
**Fast Track Authorization No.** 95-27  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92505-1409  
**Contact Person:** Wendell Bugtai, Project Planner  
**Telephone Number:** (951) 955-9075  
**Applicant's Name:** Lennar Homes of California  
**Applicant's Address:** 391 North Main Street, Suite 300, Corona, CA 92880  
**Engineer's Name:** Rick Engineering Company  
**Engineer's Address:** 1223 University Avenue, Suite 240, Riverside, CA 92507

**I. PROJECT INFORMATION**

**Project Description:** Tentative Tract Map No. 31871 Minor Change No. 1 is a proposal within Specific Plan 184A2, Substantial Conformance No. 2 (Rancho Bella Vista) to make minor modifications to the existing Tentative Tract Map 31871. Tentative Tract Map 31871 was approved by the Board of Supervisors on November 21, 2006. During the time of the rough grading plan review, the Riverside County Flood Control District informed the applicant of newly adopted requirements by the San Diego Regional Water Quality Control Board. These new requirements required additional basins and expansion of existing basins to meet the newly adopted standards. The proposal is a direct result of that request.

These modifications include the following changes:

1. Expand Detention Basin Lot 252 from 0.44-acres to 1.2-acres gross
2. Reconfigure Lot 254 from an existing bioswale into a 2-acre detention basin resulting in the loss of two (2) lots
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4. Lots 110-124 have been changed from 4,500 square-foot lots to 5,000 square-foot lots
5. Lots 115 and 116 have been adjusted to face Turning Leaf Court instead of Rose Arbor Court
6. Deletion of cul-de-sac along Spring Canyon Drive
7. Realignment of Bella Rosa Drive, Mild Meadow Drive and Spring Canyon Drive
8. Lots 147-155, 187-190 and 239-249 lots lines have been adjusted to accommodate street realignments

The project is located within northerly of Promontory Parkway and westerly of Pourroy Road within the Rancho California Zoning Area.

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

**B. Total Project Area:** 84.7 Gross Acres

<b>Residential Acres:</b> 55.5	<b>Lots:</b> 251	<b>Units:</b> 251	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> Park acres: 29.0	<b>Lots:</b> 2		

**C. Assessor's Parcel No(s):** 964-140-001 – 004, 964-140-014, 964-140-015

**D. Street References:** Northerly of Promontory Parkway, westerly of Pourroy Road

**E. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 17, Township 7 South, Range 2 West

**F. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is surrounded by an area characterized by predominantly rolling hills, with scattered rock outcroppings throughout. A large knoll west of the project site, 200 feet above any other point onsite, contains slopes of 30 percent or greater. An Eastern Municipal Water District (EMWD) facility sits atop the knoll. Tocalota Creek traverses the northerly portion of the Specific Plan area, ultimately draining into Murrieta Creek.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

1. **Land Use:** The project is in conformance with the Community Development: Medium High Density Residential (CD: MHDR) Land Use Designation, and with the Highway 79 Policy Area on the Southwest Area Plan.
2. **Circulation:** The project will add overall trips to the area. The project proposes to vacate existing roads within the project boundaries, however, will provide adequate access for future residents.
3. **Multipurpose Open Space:** The project proposes 29 acres of active and passive park. The park site is located directly across an existing school site.
4. **Safety:** The proposed project is not located within any special hazard zone (including fault zone, high fire hazard area, flood zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** The project meets all applicable Noise Element policies. An acoustical study, dated September 23, 2005, was performed for the project, which found the project to be acceptable per County noise standards. The recommended should provide sufficient attenuation to reduce exterior roadway noise levels.
6. **Housing:** The proposed project meets all applicable housing policies. The project will contribute 251 additional housing units for the area.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project has been designed to promote pedestrian and bicycle use, thereby reducing air pollution. The proposed project meets with all other applicable Air Quality Element policies.

**B. General Plan Area Plan(s):** Southwest

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Medium High Density Residential (CD: MHDR)

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



F. Policy Area(s), if any: Highway 79 Policy Area, French Valley Airport Influence Area

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Southwest Area Plan, Community Development and Open Space Foundation Components, and the following Land Use Designations: Community Development: Medium Density Residential (CD: MDR) to the north, Open Space: Conservation (OS:C) to the west, and Community Development: Medium High Density Residential (CD: MHDR) to the east and south.

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Specific Plan No. 184A2 (Rancho Bella Vista Specific Plan)

2. Specific Plan Planning Area, and Policies, if any: Planning Areas 7 and 8

I. Existing Zoning: Specific Plan No. 184A2 (Rancho Bella Vista Specific Plan)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Light Agriculture-10 Acre Minimum to the north, Specific Plan No. 265 (Borel Airpark) to the west, and Specific Plan No. 184A2 (Rancho Bella Vista Specific Plan) to the east and south

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics                       | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                      |
| <input checked="" type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                           |
| <input type="checkbox"/> Air Quality                      | <input type="checkbox"/> Land Use/Planning                        | <input type="checkbox"/> Transportation/Traffic               |
| <input type="checkbox"/> Biological Resources             | <input 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 type="checkbox"/> Population/Housing                       | <input type="checkbox"/> Mandatory Findings of Significance   |

IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

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

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

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

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

  
Signature

July 19, 2010

Date

Wendell Bugtai, Project Planner  
Printed Name

For Ron Goldman, Planning Director

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 39611  
**Project Case Type (s) and Number(s):** TENTATIVE TRACT MAP NO. 31871  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92505-1409  
**Contact Person:** Kenya Huezo, Project Planner  
**Telephone Number:** (951) 955-9075  
**Applicant's Name:** Rancho Belfa Vista, LLC  
**Applicant's Address:** One Better World Circle, Suite 300, Temecula, CA 92590  
**Engineer's Name:** Rick Engineering Company  
**Engineer's Address:** 1223 University Avenue, Suite 240, Riverside, CA 92507

### I. PROJECT INFORMATION

**A. Project Description:** TENTATIVE TRACT MAP NO. 31871 proposes a Schedule A subdivision of 84.7 gross acres into 251 single family residential lots, which consists of 85 single-family residential lots with a minimum lot size of 4,500 square feet, 101 single family residential lots with a minimum of size of 5,000 square feet, and 65 single family lots with a minimum lots size of 6,000 square feet. The project also proposes one 25.5 acre passive park, one 3.5 acre active park, one 2.0-acre open space lot, and a detention basin.

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

**C. Total Project Area:** 84.7 Gross Acres

<b>Residential Acres:</b> 55.5	<b>Lots:</b> 251	<b>Units:</b> 251	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> Park acres: 29.0	<b>Lots:</b> 2		

**D. Assessor's Parcel No(s):** 964-140-001 – 004, 964-140-014, 964-140-015

**E. Street References:** Northerly of Promontory Parkway, westerly of Pourroy Road

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 17, Township 7 South, Range 2 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is surrounded by an area characterized by predominantly rolling hills, with scattered rock outcroppings throughout. A large knoll west of the project site, 200 feet above any other point onsite, contains slopes of 30 percent or greater. An Eastern Municipal Water District (EMWD) facility sits atop the knoll. Tocalota Creek traverses the northerly portion of the Specific Plan area, ultimately draining into Murrieta Creek.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

**A. General Plan Elements/Policies:**

1. **Land Use:** The project is in conformance with the Community Development: Medium High Density Residential (CD: MHDR) Land Use Designation, and with the Highway 79 Policy Area on the Southwest Area Plan.
2. **Circulation:** The project will add overall trips to the area. The project proposes to vacate existing roads within the project boundaries, however, will provide adequate access for future residents.
3. **Multipurpose Open Space:** The project proposes 29 acres of active and passive park. The park site is located directly across an existing school site.
4. **Safety:** The proposed project is not located within any special hazard zone (including fault zone, high fire hazard area, flood zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** The project meets all applicable Noise Element policies. An acoustical study, dated September 23, 2005, was performed for the project, which found the project to be acceptable per County noise standards. The recommended should provide sufficient attenuation to reduce exterior roadway noise levels.
6. **Housing:** The proposed project meets all applicable housing policies. The project will contribute 251 additional housing units for the area.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project has been designed to promote pedestrian and bicycle use, thereby reducing air pollution. The proposed project meets with all other applicable Air Quality Element policies.

**B. General Plan Area Plan(s):** Southwest

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Medium High Density Residential (CD: MHDR)

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

**F. Policy Area(s), if any:** Highway 79 Policy Area, French Valley Airport Influence Area

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Southwest Area Plan, Community Development and Open Space Foundation Components, and the following Land Use Designations: Community Development: Medium Density Residential (CD: MDR) to the north, Open Space: Conservation (OS:C) to the west, and Community Development: Medium High Density Residential (CD: MHDR) to the east and south.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Specific Plan No. 184A2 (Rancho Bella Vista Specific Plan)
2. **Specific Plan Planning Area, and Policies, if any:** Planning Areas 7 and 8

I. **Existing Zoning:** Specific Plan No. 184A2 (Rancho Bella Vista Specific Plan)

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** Light Agriculture-10 Acre Minimum to the north, Specific Plan No. 265 (Borel Airpark) to the west, and Specific Plan No. 184A2 (Rancho Bella Vista Specific Plan) to the east and south

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics                       | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                      |
| <input checked="" type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                           |
| <input type="checkbox"/> Air Quality                      | <input type="checkbox"/> Land Use/Planning                        | <input type="checkbox"/> Transportation/Traffic               |
| <input type="checkbox"/> Biological Resources             | <input 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 type="checkbox"/> Population/Housing                       | <input type="checkbox"/> Mandatory Findings of Significance   |

### IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

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

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

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

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



Signature

September 22, 2006

Date

Kenya Huezo, Project Planner

Printed Name

For Robert C. Johnson, Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact: The project is located westerly of Pourroy Road and northerly of Promontory Parkway. The RCIP indicates that the project is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands are vacant and are planned for residential development or have single family residential development. The design of the proposed project will be compatible with the existing setting in the surrounding area and will, therefore, have a less than significant impact as a result of its implementation.

The proposed project will not substantially damage scenic resources, including, but not limited to, trees, outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project will be developed pursuant to the Countywide Design Standards and Guidelines and Specific Plan Guidelines and therefore will not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<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: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact: According to the RCIP, the project site is located 20.13 miles away from the Mt. Palomar Observatory, within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. With the incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (50.PLANNING.20)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact: The project will not create substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. The project proposes a single family residential development and is in the immediate proximity of planned uses and would therefore not generate any unacceptable light levels.

Mitigation: No further mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE RESOURCES** Would the project

**4. Agriculture**

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

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

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

Findings of Fact: The project is located within the boundaries of land Designated as farmland of local importance (designated farmland) as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). The project will contribute to the cumulative loss of farmland in the County. The project is not located within an agricultural preserve. The General Plan determined that the loss of prime, unique, and statewide important farmland remains a significant unavoidable impact of implementing the adopted General Plan. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003.

The project is located within 300 feet of properties zoned as primarily agricultural uses.

Mitigation: A note shall be placed on the Environmental Constraints Sheet (ECS), as part of plan check review of the final map, that shows lots 54-62, 109-126, 163-166, and 214-229 as located partly or wholly within 300 feet of properties zoned primarily for agricultural purposes. The land developer, or successor therein, is also required to submit a detailed proposal for the notification of all purchasers of dwelling units within the vicinity of land primarily zoned for agricultural purposes. This notification is in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Monitoring: Monitoring will occur through the final map plan check review process.

**AIR QUALITY** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook Table 6-2

**Findings of Fact:** The project will not conflict with or obstruct implementation of the applicable air quality plans. The project, 251 single family residential units, will not have a significant impact to air quality standards, or contribute substantially to an existing or projected air quality violation. According to the SCAQMD Handbook, the project falls below the potentially significant air quality impact threshold. Subsequent EIR No. 401, prepared for Specific Plan No. 184 Amended No. 2 (Rancho Bella Vista Specific Plan), examined the projected significant impacts, which included the generation of PM-10 emissions due to short-term project construction activities and Nitrogen Oxides (NO<sub>x</sub>) and Reactive Organic Gas (ROG) compounds. The Subsequent EIR also determined that mitigation measures, including dust control measures, limiting grading and soil disturbance, minimizing construction interference with non-project traffic movement, emissions control for construction equipment, and the prevention of spill-over effects, will reduce impacts to a level below significant.

This project will be required to reduce all foreseeable impacts to air quality including standard dust control and grading mitigation issued by the Department of Building and Safety-Grading Division as conditions of approval. Pre-construction and construction activities are considered to be short term and will not have a significant effect on the environment. These short-term effects do not violate any existing air quality standards and will not exceed any current air quality standards of Riverside County.

**Mitigation:** The project will implement all necessary dust control measures during grading. (10. BS GRADE. 4)

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

**BIOLOGICAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>6. Wildlife &amp; Vegetation</b>	<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 type="checkbox"/>	<input checked="" 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	<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
local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<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"/>

Source: GIS database, WRCMSHCP, On-site Inspection, Subesquent EIR No. 401

Findings of Fact: The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within any Western Riverside County Multi Species Habitat Conservation Plan (WRCMSHCP) Criteria Area. Portions of the site shall be maintained as open space, as identified in a Pre-Existing Conservation Agreement. The project will not result in adverse impacts on MSHCP-listed plant or animal species. Natural watercourses are not present on the site. U.S Army Corps or Engineers and CDFG jurisdictional waters of the US wetlands and streambeds are not present.

No species of animal or plant listed as endangered or threatened was observed or is expected on-site; therefore, no impacts related to sensitive wildlife species are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project will not alter or destroy an historic site, nor will it cause a substantial adverse change in the significance of a historical resource. The original EIR for the Rancho Bella Vista Specific Plan (EIR No. 181, adopted December 31, 1985) identified possible impacts to cultural resources. As the Subsequent EIR discussed (SEIR No. 401, certified June 17, 1997) a complex of grinding slicks and mortars were found within the area. A historic component, situated on a small knoll at the northernmost area within the Specific Plan boundaries that appears to be a dumping ground for broken or outmoded farming equipment, is associated with the complex, outside of the proposed project boundaries.

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

Monitoring: No monitoring measures are required.

**8. Archaeological Resources**

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

Source: Project Application Materials, Subsequent EIR No. 401

Findings of Fact: The project will not alter or disturb an archaeological site, cause a substantial adverse change in the significance of an archaeological resource, disturb any human remains, or restrict existing religious or sacred uses. Subsequent EIR No. 401, prepared for a large geographic area including the limits of the project area, identified a complex of grinding slicks and mortars, in addition to two artifacts uncovered. The artifacts uncovered however, are not inclusive of the project site.

Mitigation: If human remains are encountered and determined to be prehistoric, the Native American Heritage Commission will be notified as to notify the most likely descendant for proper mitigation measures. (60. PLANNING. 1)

Monitoring: Monitoring shall be conducted by the Department of Building and Safety during the plan check process.

**9. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The project site is located within a low paleontologically sensitive area which suggests that the potential for unearthing paleontological resources is low and will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact: The project site is not within an Alquist-Priolo Earthquake Fault Zone. The Riverside County Geologist has reviewed the project proposal and has determined that it will protect the public health, safety, and welfare.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>11. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report No. 1542, prepared by Pacific Soils Engineering, Inc., dated September 23, 2005

Findings of Fact: According to the RCIP, the potential for liquefaction on the project site is low. County Geologic Report No. 1542 also concluded that liquefaction potential within bedrock materials on the site is considered to be extremely low. There is liquefaction potential within alluvial materials on the site, however, these materials will be removed during site grading.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>12. Ground-shaking Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact: There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest active fault is the Wildomar segment of the Elsinore Fault Zone located about nine kilometers (9 km) southwest of the project site. California Building Code (CBC) requirements pertaining to residential developments will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential developments, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Landslide Risk**

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologic Report No. 1542, prepared by Pacific Soils Engineering, Inc., dated September 23, 2005

Findings of Fact: Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse, or rockfall hazards. County Geologic Report No. 1542 further concluded that the potential for rockfall hazards on the site is considered to be minimal. In addition, the project site is not located within an area subject to unstable geologic units or soil.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Ground Subsidence**

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

Source: RCIP Figure S-7 "Documented Subsidence Areas"

Findings of Fact: The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Other Geologic Hazards**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>16. Slopes</b>	<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: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review , Project Application Materials

Findings of Fact: Proposed grading for the project will not negate or affect the subsurface sewage disposal systems. Furthermore, the design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: RCIP figure S-6 "Engineering Geologic Materials Map", Project Application Materials, On-site Inspection, Building and Safety Grading review

Findings of Fact: The project may have the potential to result in soil erosion during grading and construction. There are alluvial materials onsite, which shall be removed during site grading.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: The project shall incorporate county grading standards, best management practices, and a SWPPP to eliminate significant erosion hazards. (60.BS GRADE.12)

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

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

Source: Flood Control District review, Project Materials

Findings of Fact: The proposed project will not permanently change deposition, siltation, or erosion on or off site. Construction of the project will not result in any increase in water erosion either on or off site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. The project has been conditioned to control dust created during grading activities. (10.BS GRADE.4)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>20. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous	<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
materials into the environment?				
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"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact: The proposed subdivision will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial 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. Therefore, hazard material impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>21. Airports</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The project site is located within the French Valley Airport Influence Area. This site can expect noise from aircraft that will cause occasional annoyance. The Riverside County Airport Land Use Commission previously reviewed the Substantial Conformance for Specific Plan No.184A2, and found it consistent, in a letter dated August 15, 2002, with the Airport Land Use Compatibility Plan for the French Valley Airport.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** The project has been conditioned to comply with the following: uses interfering with aircraft safety shall be prohibited; a note shall be placed on the Environmental Constraints Sheet (ECS) that property within the land division may be subject to overflight and noise as necessary to operate aircraft to or from the French Valley Airport. (10. PLANNING. 18, 50. PLANNING 25)

**Monitoring:** Monitoring shall occur during the plan check review process for the final map.

**22. Hazardous Fire Area**

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

**Source:** Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

**Findings of Fact:** The proposed project is not located within a high fire area and is not susceptible to wildfire.

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

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

**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

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

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

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

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

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

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

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact: Drainage infrastructure constructed with a previously approved project to the south of the project site provides significant protection from storm runoff that was tributary to the site from the south. A water quality detention basin is proposed in the northwest corner of the site to mitigate impacts of water quality and increased runoff on downstream properties as result of this development. Runoff from the proposed passive park is collected in collected in a bio swale and conveyed to two storm drain inlets located near lots 245 and 251. Minor offsite flows from a 6 acre drainage area impact the site's western boundary. The proposed rectangular channel will protect the lots and intercept flows from this drainage area.

The project will not contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems and provide additional resources of polluted runoff. The proposed project will not alter the existing drainage pattern of the site.

The project will not 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. The proposed project will not place housing within a 100-year flood hazard area nor place structures which would impede or redirect flood flows within a 100-year flood hazard area.

Mitigation: The proposed detention basin shall mitigate impacts of the proposed development. A complete drainage study for the proposed basin shall be submitted to the Flood Control District for review and approval. (10. FLOOD RI. 13)

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

#### 24. Floodplains

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

	NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input checked="" type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact: The proposed project will not substantially alter the existing drainage pattern of the site or area provided that drainage easements are kept free of buildings and obstructions. The project will not change the absorption rates or the rate and amount of surface runoff. The project will not expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The project will not change the amount of surface water in any water body.

Mitigation: A note shall be shown on the final map indicating that drainage easements shall be kept free buildings and obstructions (50.FLOOD RI.3)

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

**LAND USE/PLANNING** Would the project

<b>25. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact: The proposed use is compliant with the current land use designation of Medium High Density Residential (CD: MHDR) in the Southwest Area Plan, and the intended use for Planning Areas 7 and 8 in Specific Plan No. 184A2, SC2 (Rancho Bella Vista Specific Plan). The proposed project is located within the City of Temecula Sphere of Influence and has been transmitted to the City of Temecula for comment. The City has not offered comment either in opposition or in favor of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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"/>
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact: The proposed project is consistent with the Specific Plan zoning designation for Planning Areas 7 and 8 in Specific Plan No. 184A2, SC2 (Rancho Bella Vista Specific Plan). The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

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

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

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

<b>28. Airport Noise</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) For a project located within an airport land use plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: The project site is located within the French Valley Airport Influence Area. This site can expect noise from aircraft that will cause occasional annoyance. The Riverside County Airport Land Use Commission previously reviewed the Substantial Conformance for Specific Plan No.184A2, and found it consistent, in a letter dated August 15, 2002, with the Airport Land Use Compatibility Plan for the French Valley Airport.

Mitigation: The project has been conditioned to comply with the following: uses interfering with aircraft safety shall be prohibited; a note shall be placed on the Environmental Constraints Sheet (ECS) that property within the land division may be subject to overflight and noise as necessary to operate aircraft to or from the French Valley Airport. (10. PLANNING. 18, 50. PLANNING 25)

Monitoring: Monitoring shall occur during the plan check review process for the final map.

**29. Railroad Noise**

NA  A  B  C  D

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

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

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**30. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located adjacent to, or near, any highways.

Mitigation: No mitigation measures are required.

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

**31. Other Noise**

NA  A  B  C  D

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

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

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

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

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

Findings of Fact: Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (Short-term) and operational (long-term) noise levels. The project will not expose any person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**33. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing

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

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

Findings of Fact: There are no existing habitable residences on the site, thus the project will not displace existing housing. The site is not located in a County Redevelopment Area. The project could encourage additional residential developments in the area, but the development would have to be consistent with the land uses designated with the General Plan; therefore, the project would not cumulatively exceed regional or local population projections.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**34. Fire Services**

Source: Riverside County General Plan Safety Element

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**35. Sheriff Services**

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**36. Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact: The proposed project is located within the Temecula Valley School District. An existing school is located directly across Promontory Parkway from the project site. The project will not require the provision of new facilities at this time.

This project is subject to the payment of school fees. However, the project will not require the provision of new or altered government facilities at this time. This project is conditioned for the payment of standard school impact fees in accordance with state law. (80.PLANNING.12)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Libraries**

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Health Services**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The proposed project will not create a significant incremental demand for health services. The project will not require the provision of new or altered government facilities at this time.

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

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

**RECREATION**

**39. Parks and Recreation**

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

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

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

**Source:** GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

**Findings of Fact:** This project includes 29.5 acres of passive and active parkland for the use of the residents within the proposed project. The project is located within the boundaries of the County Service Area 152 and is conditioned to pay park and recreation fees and/or dedication of land in accordance with Section 10.35 of County Ordinance No. 460 (Quimby Fees). This is a standard condition of approval and is not considered mitigation under CEQA.

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

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

**40. Recreational Trails**

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

**Findings of Fact:** There are no County-Designated recreational trails on the project site.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>41. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact: The project will generate traffic to the area and regional transportation system. Improvements to proposed Streets A – C shall be improved within the dedicated right-of-way in accordance with County Draft Standards. The project is not anticipated to have any significant traffic or circulation impacts. The Riverside County Transportation Department reviewed the Traffic Study, in accordance with County-approved guidelines, for the project and determined the findings are generally acceptable.

The project will not result in a change in air traffic patterns or alter waterborne, rail or air traffic. The project will not substantially increase hazards to a design feature. The project will not result in inadequate emergency access or access to nearby uses. The proposal will not conflict with adopted policies supporting alternative transportation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>42. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP

Findings of Fact: The project is not located adjacent to or nearby any designated bike trail.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>43. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Source: Department of Environmental Health Review

Findings of Fact: The project will be served by Eastern Municipal Water District (EMWD) with existing water facilities pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>44. Sewer</b>	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The proposed subdivision is located within the Eastern Municipal Water District (EMWD) sewer services area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cumulative effects of this project and surrounding projects would be required to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**45. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Riverside County Waste Management District correspondence, dated August 11, 2004

Findings of Fact: According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. With incorporation of the recommended mitigation measures, impacts will be reduced to a less than significant level.

Mitigation: A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with their letter dated August 11, 2004.

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Review Process.

**46. Utilities**

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Letters to the applicable servicing entities did not elicit any responses indicating that the proposed project would require substantial new facilities or expand facilities. The project would not impact these facilities, nor would it require or result in the construction of new facilities or the expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**OTHER**

47. Other: N/A

Source: Staff review

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: 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. Mitigation measures have been incorporated to protect any biological resources that may potentially exist on the site.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project application

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Both short-term and long-term environmental goals are being met through the mitigation placed on the project and the project design.

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

Source: Staff review, project application

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this Initial Study and the EIR prepared for the General Plan.

51. Does the project have environmental effects that 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 as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2 / Subsequent EIR No. 401, Certified June 17, 1997

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92505

Y:\Planning Master Forms\EA.doc  
Revised: 8/7/06



TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 31871 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31871M1, Amendment No. 1, April 1, 2010.

CONCEPTUAL LANDSCAPING =Tentative Tract Map No. 31871, Exhibit L, dated October 4,2006.

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

10. EVERY. 2

USE - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule A subdivision of 84.7 gross acres into 251 single family residential lots, which consists of 85 single-family residential lots with a minimum lot size of 4,500 square feet, 101 single family residential lots with a minimum of size of 5,000 square feet, and 65 single family lots with a minimum lots size of 6,000 square feet. The project also proposes one 25.5 acre passive park, one 3.5 acre active park, one 2.0-acre open space lot, and a detention basin.

The minor revision hereby permitted is a proposal within Specific Plan 184A2, Substantial Conformance No. 2 (Rancho Bella Vista) to make minor modifications to the existing Tentative Tract Map 31871. Tentative Tract Map 31871 was approved by the Board of Supervisors on November 21, 2006. During the time of the rough grading plan review, the Riverside County Flood Control District informed the applicant of newly adopted requirements by the San Diego Regional Water Quality Control Board. These new requirements required additional basins and expansion of existing basins to meet the newly adopted standards. The proposal is a direct result of that request.

These modifications include the following changes:

1. Expand Detention Basin Lot 252 from 0.44-acres to 1.2-acres gross
2. Reconfigure Lot 254 from an existing bioswale into a 2-acre detention basin resulting in the loss of two (2)

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10. EVERY. 2 USE - PROJECT DESCRIPTION (cont.) RECOMMND

lots

3.Lots 69-85 have been changed from 5,000 square-foot lots to 4,500 square-foot lots

4.Lots 110-124 have been changed from 4,500 square-foot lots to 5,000 square-foot lots

5.Lots 115 and 116 have been adjusted to face Turning Leaf Court instead of Rose Arbor Court

6.Deletion of cul-de-sac along Spring Canyon Drive

7.Realignment of Bella Rosa Drive, Mild Meadow Drive and Spring Canyon Drive

8.Lots 147-155, 187-190 and 239-249 lots lines have been adjusted to accommodate street realignments

The project is located within northerly of Promontory Parkway and westerly of Pourroy Road within the Rancho California Zoning Area.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

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

10. EVERY. 3 SP - DEFINITIONS INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 184, Amendment No. 2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 184, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 6270.

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10. EVERY. 3                    SP - DEFINITIONS (cont.)                    INEFFECT

DEVELOPMENT AGREEMENT = Amendment No. 1 to Development Agreement No. 7.

10. EVERY. 4                    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. 5                    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.

BS GRADE DEPARTMENT

10.BS GRADE. 1                    MAP-GIN INTRODUCTION                    RECOMMND

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. 1                    SP - GIN INTRODUCTION                    INEFFECT

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

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

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.

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

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 California 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                    RECOMMND

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                    RECOMMND

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

10.BS GRADE. 4                    SP- MASS GRADING                    INEFFECT

If mass grading of the entire Specific Plan site is proposed - usually under a parcel map for the entire site - at the same time that application for further subdivisions are being made, an exception to Ordinance 460, Section 4.5b shall be obtained from the Planning Director - Ord. 460 Section 3.1 - prior to issuance of the mass grading permit.

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

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

10.BS GRADE. 5                    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 assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

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

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                    RECOMMND

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

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

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

10.BS GRADE. 8                    SP-G1.3 DISTURBS NEED G/PM                    INEFFECT

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

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

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

10.BS GRADE. 9                    SP-G1.4 NPDES/SWPPP                    INEFFECT

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: EFFECTIVE OCTOBER 1, 1992, OWNER OPERATORS OF CONSTRUCTION PROJECTS ARE REQUIRED TO COMPLY WITH THE N.P.D.E.S.' (National Pollutant Discharge Elimination System) REQUIREMENT TO OBTAIN A CONSTRUCTION PERMIT FROM THE STATE WATER RESOURCE CONTROL BOARD (SWRCB). THE CONSTRUCTION PERMIT REQUIREMENT APPLIES TO CONSTRUCTION SITES OF FIVE ACRES AND LARGER OR SITES OF LESS THAN FIVE ACRES IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. THE OWNER OPERATOR CAN COMPLY BY SUBMITTING A NOTICE OF INTENT (NOI), DEVELOP AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND A MONITORING PROGRAM AND REPORTING PLAN FOR THE CONSTRUCTION SITE. FOR ADDITIONAL INFORMATION AND TO

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.BS GRADE. 9                    SP-G1.4 NPDES/SWPPP (cont.)                    INEFFECT

OBTAIN A COPY OF THE NPDES STATE CONSTRUCTION PERMIT  
CONTACT THE SWRCB AT (916) 657-1146.

AT THE TIME THE COUNTY ADOPTS, AS PART OF ANY ORDINANCE,  
REGULATIONS SPECIFIC TO N.P.D.E.S., THIS PROJECT (OR  
SUBDIVISION) SHALL COMPLY WITH THEM.

10.BS GRADE. 10                    SP-G1.5 EROS CNTRL PROTECT                    INEFFECT

Graded but undeveloped land shall provide, in addition to  
erosion control planting, any drainage facility deemed  
necessary to control or prevent erosion. Additional  
erosion protection may be required during the rainy season  
from October 1 to May 31.

10.BS GRADE. 11                    SP-G1.6 DUST CONTROL                    INEFFECT

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

10.BS GRADE. 12                    SP-G2.1 GRADING BONDS                    INEFFECT

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

10.BS GRADE. 13                    SP-G2.2 IMPORT/EXPORT                    INEFFECT

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

10.BS GRADE. 14                    SP-G2.3SLOPE EROS CL PLAN                    INEFFECT

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

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.BS GRADE. 14            SP-G2.3SLOPE EROS CL PLAN (cont.)            INEFFECT  
284-47.

10.BS GRADE. 15            SP-G2.4GEOTECH/SOILS RPTS            INEFFECT

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

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

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

10.BS GRADE. 16            SP-G2.5 2:1 MAX SLOPE RATI            INEFFECT

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

10.BS GRADE. 17            SP-G2.6SLOPE STABL'TY ANLY            INEFFECT

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal:vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 18            SP-G2.7DRNAGE DESIGN Q100            INEFFECT

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

10.BS GRADE. 19            SP-G2.8MINIMUM DRNAGE GRAD            INEFFECT

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

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.BS GRADE. 20                    SP-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. 21                    SP-G2.10 SLOPE SETBACKS                    INEFFECT

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

10.BS GRADE. 22                    SP-G2.11DR WAY XING NWC                    INEFFECT

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 23                    SP-G2.12SLOPES IN FLOODWAY                    INEFFECT

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 24                    SP-G2.13FIRE D'S OK ON DR.                    INEFFECT

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the County - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 25                    SP-G2.14OFFSITE GDG ONUS                    INEFFECT

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



TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.BS GRADE. 31            SP-G2.23 OFFST. PAVED PKG            INEFFECT

All off street parking areas which are conditioned or proposed to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 32            SP-G3.1NO B/PMT W/O G/PTM            INEFFECT

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

10.BS GRADE. 37            SP-G4.1E-CL 4:1 OR STEEPER            INEFFECT

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

10.BS GRADE. 38            SP-G4.2 1/2"/FT/3FT MIN            INEFFECT

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

10.BS GRADE. 39            SP-G4.3PAVING INSPECTIONS            INEFFECT

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1            EMWD WATER AND SEWER SERVICE            RECOMMND

Tract Map#31871 is proposing Eastern Municipal Water District (EMWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.E HEALTH. 1

SP - RANCHO BELLA VISTA

INEFFECT

WATER/SEWER: (John Silva, P.E. Senior Public Health Engineer) The proposed project will receive water supply and sanitary sewer service from Eastern Municipal Water District (EMWD). According to the EIR, almost all of the pipeline(s) and water storage tank(s), needed to serve the project are existing. Some pipeline installation and a temporary lift station will need to be constructed.

Proposed land uses are mentioned on page III. A-6, i.e., schools, parks, parkways, etc. On page III A-18 the report states that "Eastern Municipal Water District has developed a District-wide reclaimed water facilities master plan: ...The project developer shall submit information to the EMWD which describes estimates of the projects reclaimed water demands.

Based on the proposed land uses, reclaimed water could be used for landscape irrigation on 60-80 acres. Considering the fact that a 12" tertiary reclaimed water line exists adjacent the project, the entire project could effectively and safely utilize the entire 660,000 gallon wasteflow from the project.

EMWD should commit to their reclamation requirements now and resolve any commitments or entitlements to reclaimed users.

SOLID WASTE: (Chuck Strey, P.E., Civil Engineer) No further comments. All of my concerns in letter dated 12/05/95 have been addressed in this version.

FIRE DEPARTMENT

10.FIRE. 1

MAP-#50-BLUE DOT REFLECTORS

RECOMMND

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

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.FIRE. 1                      SP-#71-ADVERSE IMPACTS (cont.)                      INEFFECT

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                      RECOMMND

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 1,000 feet apart.

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                      MAP - MEDIANS                      RECOMMND

MEDIANS SHALL BE SETBACK 35 FEET FROM FACE OF CURB. MINIMIM 20 FEET DRIVING WIDTH EACH SIDE OF MEDIAN.

10.FIRE. 3                      SP-#56-IMPACT MITIGATION                      INEFFECT

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

10.FIRE. 4                      SP-#87-OFF-SET FUNDING                      INEFFECT

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.FIRE. 4                      SP-#87-OFF-SET FUNDING (cont.)                      INEFFECT

county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

10.FIRE. 5                      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. 6                      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. 7                      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 station may be needed to meet anticipated service demands, given project densities.

10.FIRE. 8                      SP- CONDITIONS                      INEFFECT

FLAG LOTS SHALL NOT BE PERMITTED.

ALL PLANNING AREAS ARE CONSIDERED CONCEPTUAL. FINAL CONDITIONS WILL BE ADDRESSED AT EACH TRACT PHASE, AS TRACT MAPS ARE SUBMITTED FOR REVIEW.

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Tract 31871M1 is a minor change to an already approved development proposal. The development consists of subdividing an approximately 84-acre site into a residential development with open spaces and 2 water quality basins. The minor change is a result of increasing the size of the basins to meet the District's requirements.

The project is located within Planning Areas No. 7 and 8 of Specific Plan No. 184 (Rancho Bella Vista) in the French Valley area on the north side of Promontory Parkway west of Pacific Park Drive. Final plans for this project are currently being reviewed through the District's Plan Check Section.

The drainage infrastructure constructed with Tract 28753, located south of this site, provides significant protection from storm runoff that was previously tributary to the site from the south. However, the District is concerned about the impact of this development to water quality and increased runoff on downstream properties caused by this development. Two basins are proposed to address these concerns. One basin is located in the northwest corner of the site (Lot 252) and shall be designed to mitigate for both water quality and increased runoff. The other basin, which replaces a proposed bio-swale, is located in the northeast corner of the site (Lot 254) and shall be designed for water quality mitigation (for removing pollutants and to meet Condition C of the Hydrologic Conditions of Concern). A viable maintenance mechanism shall be in place for the perpetual maintenance of these basins. The engineer has met with District staff and has submitted plans and documents which are being reviewed by the District's Plan Check Section. While additional review and submittals may be required, these plans appear to meet the District's requirements.

In a letter dated June 28, 2010 from Valley - Wide Recreation and Park District to Jarnne J Valdez of Lennar Homes of California stating that Valley - Wide would accept the basins for maintenance.

Additionally, minor offsite flows from an approximately 6-acre drainage area impact along the site's western boundary. A 6-foot bottom rectangular channel is proposed which will protect the lots along this boundary and

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

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

intercept the flows from this drainage area. Flows will be conveyed north to an existing low at the north boundary of the site in the vicinity of the basin.n basin.

The project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. It should be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Chanel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for the Administration of Area Drainage Plans", all properties in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

10.FLOOD RI. 1                    SP FLOOD HAZARD REPORT                    INEFFECT

Rancho Bella Vista proposes to construct 1998 dwelling units with schools on 800 acres in the Temecula area, east of Winchester Road at Murrieta Hot Springs Road.

This project is in the Murrieta Creek/Santa Gertrudis Valley Subwatershed Area Drainage Plan, drainage fees are due as the project develops.

The main hydrologic feature of the project is Tualota Creek which has a 100-year peak discharge of 5930 cfs. The flood plain crosses the north part of the site from east to west and is well-defined in this reach. The plan proposes to leave the stream as open space except for a road crossing to the east.

The Master Drainage Plan for Rancho Bella Vista proposes to collect the onsite runoff from the northern part of the project into a storm drain system that would discharge into Tualota Creek. The southern part of the project would drain to storm drain that would discharge at Murrieta Hot Springs Road.

10.FLOOD RI. 2                    MAP BASIN CRITERIA                    RECOMMND

In cases where embankment is required the following criteria shall be met:

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.FLOOD RI. 2

MAP BASIN CRITERIA (cont.)

RECOMMND

1. Embankment fill slopes (external and internal) may be no steeper than 4H:1V.

2. Basin embankment height will be based on the vertical distance from 100-year event overflow water surface to lowest adjacent toe of embankment fill.

3. Basin embankments higher than 5 feet shall require design by a geotechnical engineer and shall have a top width not less than 20 feet.

4. For embankments 5 feet or less, the minimum top width shall be 5 feet.

5. Basin embankments must be constructed on native consolidated soil (or adequately compacted and stable fill soils analyzed by a geotechnical engineer) free of loose surface soil materials, roots, and other organic debris.

6. Basin embankments greater than 3 feet in height must be constructed by excavating a key equal to 50% of the berm embankment cross-sectional height and width. This requirement may be waived if specifically recommended by a geotechnical engineer.

7. The embankment shall be constructed of soil placed in 6-inch lifts compacted to at least 95% of maximum dry density, within 2 percentage points of the optimum moisture content, modified proctor method ASTM D1557.

8. Retaining walls are not permitted as support for embankment fill for basins. (outlet structure excepted)

9. Embankment proposed over storm drain shall have a top width equal to the required easement or put another way, the District policy of no side slopes in storm drain easements must be respected.

10.FLOOD RI. 2

SP TUCALOTA CREEK MAINT

INEFFECT

Tucalota Creek shall be mapped as a 100 year flood plain. No encroachment into the flood plain shall be allowed and some additional setback should be included to account for potential bank erosion, and conservative freeboard (about 3 feet) should be used to account for vegetative growth and

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.FLOOD RI. 2                    SP TUCALOTA CREEK MAINT (cont.)                    INEFFECT

siltation. The maintenance of this stream, such as the removal of trash or of excess and dead vegetation, should be the responsibility of a parks district or County Service Area or similar entity.

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

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

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

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

10.FLOOD RI. 5                    MAP PERP DRAINAGE PATTERNS                    RECOMMND

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

10.FLOOD RI. 6                    MAP COORDINATE DRAINAGE DESIGN                    RECOMMND

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



TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.FLOOD RI. 7                      MAP OWNER MAINT NOTICE                      RECOMMND

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

10.FLOOD RI. 9                      MAP MAJOR FACILITIES                      RECOMMND

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

10.FLOOD RI. 12                      MAP INCREASED RUNOFF                      RECOMMND

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

10.FLOOD RI. 13                      MAP INCREASED RUNOFF CRITERIA                      RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The western sub watershed of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

## 10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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

Low Loss rates will be determined using the following:

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

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

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

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

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.FLOOD RI. 13                    MAP INCREASED RUNOFF CRITERIA (cont.) (cont.)RECOMMND

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

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

10.FLOOD RI. 16                    MAP WQMP ESTABL MAINT ENTITY                    RECOMMND

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

10.FLOOD RI. 17                    MAP SUBMIT FINAL WQMP>PRELIM                    RECOMMND

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

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.FLOOD RI. 17

MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

Services, Stormwater Quality.

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

projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 18

MAP AD161/SG CH EXEMPTION

RECOMMND

It should be noted that the project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. It should also be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Chanel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for the Administration of Area Drainage Plans", all properties

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.FLOOD RI. 18                    MAP AD161/SG CH EXEMPTION (cont.)                    RECOMMND

in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

PLANNING DEPARTMENT

10.PLANNING. 1                    SP - GEOTECHNICAL REPORTS                    INEFFECT

A COMPREHENSIVE GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR EACH DEVELOPMENT PROJECT WITHIN THIS SPECIFIC PLAN. THE REPORT SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT ENGINEERING GEOLOGIST FOR REVIEW AND APPROVAL CONCURRENTLY WITH THE DEVELOPMENT APPLICATION SUBMITTAL. THE GEOTECHNICAL REPORT SHALL BE A SITE-SPECIFIC REPORT PREPARED FOR THE PROPOSED DEVELOPMENT PROJECT AND SHALL ADDRESS, BUT NOT BE LIMITED TO THE FOLLOWING GEOTECHNICAL PARAMETERS, SITE SOIL AND FOUNDATION CONDITIONS, PRIMARY AND SECONDARY SEISMIC HAZARDS, SITE GEOLOGIC CONDITIONS, AND APPROPRIATE RECOMMENDATIONS FOR SITE GRADING, ALLUVIAL REMOVALS, AND FOUNDATIONS.

10.PLANNING. 2                    SP - REQUIRED FOR AMENDMENTS                    INEFFECT

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the specific plan, shall be accompanied by a complete specific plan document, in both paper and electronic formats, which includes the entire specific plan, including both changed and unchanged parts.

10.PLANNING. 3                    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 accompanied by a revision to the complete specific plan document.

10.PLANNING. 4                    SP - DEFINITIONS                    INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 184, Amendment No. 2 shall be henceforth defined as follows: SPECIFIC PLAN = Specific Plan No. 184, Amendment No. 2. CHANGE OF ZONE = Change of Zone No. 6270. DEVELOPMENT AGREEMENT = Amendment No. 1 to Development Agreement No. 7.

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.PLANNING. 4                    SP - NON-IMPLEMENTING MAPS                    INEFFECT

A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

10.PLANNING. 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.PLANNING. 5                    SP - DUAL WATER SYSTEM                    INEFFECT

All implementing development proposals shall be reviewed by the Eastern Municipal Water District and the County for the appropriateness of requiring dual water systems to be provided in common open space areas for the use of reclaimed water. (Amended by Staff at the Board of Supervisors hearing on 2/11/97.)

10.PLANNING. 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.PLANNING. 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.

10.PLANNING. 7                    SP - RECYCLING PROGRAM                    INEFFECT

All implementing development proposals shall be reviewed by the Riverside County Waste esources Management District for compliance with Riverside County recycling requirements.

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.PLANNING. 8

MAP - GEO NO. 1542

RECOMMND

County Geologic Report (GEO) No. 1542, submitted for this project (TR31871), was prepared by Pacific Soils Engineering, Inc and is entitled: "Preliminary Geotechnical Investigation, Tentative Tract No. 31871, Rancho Bella Vista, Phase 4, County of Riverside, California", dated September 23, 2005. GEO No. 1542 concluded: 1.The site will experience ground motion and effects from earthquakes generated along active faults located offsite. 2.Active faults are not known to exist with the project site. 3.The nearest active fault is the Wildomar segment of the Elsinore Fault Zone located about 9 kilometers southwest of the site. 4.The eastern extension of the potentially active Murrieta Hot Springs fault is located south of the project site. 5.Liquefaction potential within bedrock materials on the site is considered to be extremely low. 6.There is liquefaction potential within alluvial materials on the site, however, these materials will be removed during site grading. 7.The potential for rockfall hazards on the site is considered to be minimal. 8.Proposed cut and fill slopes are considered to be stable as designed. GEO No. 1522 recommended: 1.Area with alluvium shall require removal and recompaction for structures, which will result in remote potential for liquefaction. 2.The project-engineering geologist shall inspect all cut slopes during site grading operations. GEO No. 1542 satisfies the requirement for a Geologic study for Planning/CEQA purposes. GEO No. 1542 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 8

SP - DEVELOPMENT STANDARDS

INEFFECT

Lots created by land divisions with the SPECIFIC PLAN shall be in conformance with the development standards of the zone ultimately applied to the property, and all other applicable County standards.

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.PLANNING. 9                    SP - GEOTECHNICAL REPORTS                    INEFFECT

A COMPREHENSIVE GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR EACH DEVELOPMENT PROJECT WITHIN THIS SPECIFIC PLAN. THE REPORT SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT ENGINEERING GEOLOGIST FOR REVIEW AND APPROVAL CONCURRENTLY WITH THE DEVELOPMENT APPLICATION SUBMITTAL. THE GEOTECHNICAL REPORT SHALL BE A SITE-SPECIFIC REPORT PREPARED FOR THE PROPOSED DEVELOPMENT PROJECT AND SHALL ADDRESS, BUT NOT BE LIMITED TO THE FOLLOWING GEOTECHNICAL PARAMETERS, SITE SOIL AND FOUNDATION CONDITIONS, PRIMARY AND SECONDARY SEISMIC HAZARDS, SITE GEOLOGIC CONDITIONS, AND APPROPRIATE RECOMMENDATIONS FOR SITE GRADING, ALLUVIAL REMOVALS, AND FOUNDATIONS.

10.PLANNING. 9                    SP - ALUC CONDITIONS                    INEFFECT

The developer shall comply with the Conditions of Approval set forth in the Airport Land Use Commission (ALUC) Staff Report dated January 15, 1997. These conditions of approval are as follows:

1. Provide Avigation Easements to the French Valley Airport.
2. Incorporate noise attenuation measures into the building construction to insure interior noise levels are at or below 45 decibel levels.
3. Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky.

10.PLANNING. 10                    MAP - MAP ACT COMPLIANCE                    RECOMMND

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

10.PLANNING. 11                    SP - REQUIRED FOR AMENDMENTS                    INEFFECT

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the specific plan, shall be accompanied by a complete specific plan document, in both paper and electronic formats, which includes the entire specific plan, including both changed and unchanged parts.



TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.PLANNING. 12            MAP - FEES FOR REVIEW            RECOMMND

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. 13            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 accompanied by a revision to the complete specific plan document.

10.PLANNING. 14            SP - NON-IMPLEMENTING MAPS            INEFFECT

A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

10.PLANNING. 15            MAP - LANDSCAPE MAINTENANCE            RECOMMND

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. 16            SP - DUAL WATER SYSTEM            INEFFECT

All implementing development proposals shall be reviewed by the Eastern Municipal Water District and the County for the appropriateness of requiring dual water systems to be provided in common open space areas for the use of reclaimed water. (Amended by Staff at the Board of Supervisors hearing on 2/11/97.)

10.PLANNING. 17            SP - RECYCLING PROGRAM            INEFFECT

All implementing development proposals shall be reviewed by the Riverside County Waste esources Management District for

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.PLANNING. 17            SP - RECYCLING PROGRAM (cont.)            INEFFECT  
    compliance with Riverside County recycling requirements.

10.PLANNING. 19            SP - DEVELOPMENT STANDARDS            INEFFECT  
    Lots created by land divisions with the SPECIFIC PLAN shall be in conformance with the development standards of the zone ultimately applied to the property, and all other applicable County standards.

10.PLANNING. 20            SP - ALUC CONDITIONS            INEFFECT  
    The developer shall comply with the Conditions of Approval set forth in the Airport Land Use Commission (ALUC) Staff Report dated January 15, 1997. These conditions of approval are as follows: 1. Provide Avigation Easements to the French Valley Airport. 2. Incorporate noise attenuation measures into the building construction to insure interior noise levels are at or below 45 decibel levels. 3. Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky.

10.PLANNING. 22            MAP - RES. DESIGN STANDARDS            RECOMMND  
    The design standards for the subdivision are as follows:  
    a. Lots created by this map shall conform to the design standards of the Ranch Bella Vista Specific Plan No. 184A2, SC2, Planning Area No's 7 and 8.  
    b. The front yard setback is 20 feet.  
    c. The side yard setback is 5 feet.  
    d. The street side yard setback is 10 feet.  
    e. The rear yard shall not be less than 15 feet, except where the rear yard abuts Tocalota Creek, a park, a school site, or open space as designated in SP184, then the rear yard setback shall be 10 feet.  
    f. The minimum average width of each lot is 45 feet.  
    g. The maximum height of any building in Planning Area 7 is 40 feet.  
    h. The minimum parcel size in Planning Area 7 is 4,500 square feet.  
    i. No more than 60% of the lot in Planning Area 7 shall be covered by structure.  
    j. 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.

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.PLANNING. 22                   MAP - RES. DESIGN STANDARDS (cont.)                   RECOMMND

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

10.PLANNING. 23                   MAP - ORD NO. 659 (DIF)                   RECOMMND

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

10.PLANNING. 24                   MAP - ORD 810 OPN SPACE FEE                   RECOMMND

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.

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.PLANNING. 25                   MAP - DESIGN GUIDELINES                   RECOMMND

The project shall conform to the Rancho Bella Vista Specific Plan No. 184A2, SC2 design guidelines, adopted June 17, 1997.

10.PLANNING. 27                   MAP - SUBMIT BUILDING PLANS                   RECOMMND

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

10.PLANNING. 28                   MAP - LIGHTING                   RECOMMND

Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky (light must be downward facing).

10.PLANNING. 30                   MAP - OFFSITE SIGNS ORD 679.4                   RECOMMND

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. 32                   MAP - AVIATION EASEMENTS                   RECOMMND

Provide Avigation Easements to the operator of the French Valley Airport prior to any permits being issues or sale to any entity exempt from the Subdivision Map Act.

10.PLANNING. 35                   USE - LC LANDSCAPE REQUIREMENT                   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,

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.PLANNING. 35 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.

10.PLANNING. 36 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 37 GEN - IF HUMAN REMAINS FOUND 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 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

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.PLANNING. 37                    GEN - IF HUMAN REMAINS FOUND (cont.)                    RECOMMND

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. 38                    GEN - INADVERTANT ARCHAEO FIND                    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 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.

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.PLANNING. 38                    GEN - INADVERTANT ARCHAEO FIND (cont.)                    RECOMMND

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.

10.PLANNING. 39                    MAP - LOW PALEO                    RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover

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Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 32

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.PLANNING. 39 MAP - LOW PALEO (cont.)

RECOMMND

the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum\* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 40 USE - NO OFF-ROAD USES ALLOWED

INEFFECT

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

TRANS DEPARTMENT

10.TRANS. 1 MAP - DRAINAGE 1

RECOMMND

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



TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.TRANS. 1

SP - TS/SWAP CONDITIONS

INEFFECT

The Transportation Department has reviewed the traffic study submitted by Robert Kahn, John Kain and Associates for the subject project. The study has been prepared in accordance with accepted traffic engineering standards and practices, utilizing County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The study indicates that it is possible to achieve a Level of Service "D" for the following intersections (some of which will require additional construction for mitigation at the time of development):

I-215 Freeway Southbound Ramps (NS) at:  
Murrieta Hot Springs Road (EW)

Alta Murrieta Drive (NS) at:  
Murrieta Hot Springs Road (EW)

Margarita Road (NS) at:  
Murrieta Hot Springs Road (EW)

Winchester Road (SR 79) (NS) at:  
Benton Road (EW)  
Auld Road (EW)  
Hunter Road/Borel Road (EW)  
Rancho Club Drive (EW)  
Murrieta Hot Springs Road (EW)

I-215 Freeway Northbound Ramps (NS) at:  
Murrieta Hot Springs Road (EW)

Whitewood Road (NS) at:  
Murrieta Hot Springs Road (EW)

Date Street (NS) at:  
Murrieta Hot Springs Road (EW)

Sky Canyon Drive (NS) at:  
Borel Road (EW)  
Murrieta Hot Springs Road (EW)

Leon Road (NS) at:  
Benton Road (EW)  
Auld Road (EW)  
Borel Road (EW)

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.TRANS. 1                      SP - TS/SWAP CONDITIONS (cont.)                      INEFFECT

Murrieta Hot Springs Road (EW)

Washington Street (NS) at:  
Borel Road (EW)  
Murrieta Hot Springs Road (EW)

Pourroy Road (NS) at:  
Thompson Road (EW)  
Benton Road (EW)  
Auld Road (EW)  
Borel Road (EW)  
Murrieta Hot Springs Road (EW)

The Comprehensive General Plan policies relative to the Southwest Area Community Plan (SWAP) require a minimum Level of Service "D" for peak hour operations. As such, the proposed project is consistent with this General Plan policy.

10.TRANS. 2                      MAP - DRAINAGE 2                      RECOMMND

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

10.TRANS. 2                      SP - TS/TS REQUIRED                      INEFFECT

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 184.

10.TRANS. 3                      SP - IMPROVEMENT                      INEFFECT

All road improvements within the project boundaries shall be constructed to County standards in accordance with Ordinance No. 460 and 461.

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.TRANS. 7

MAP - STD INTRO 3 (ORD 460/461)

RECOMMND

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

10.TRANS. 8

MAP - OFF-SITE PHASE

RECOMMND

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

10.TRANS. 9

MAP - TS/CONDITIONS

RECOMMND

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

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

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

I-215 SB Ramps (NS) at Murrieta Hot Springs Road (EW)  
I-215 NB Ramps (NS) at Murrieta Hot Springs Road (EW)  
Alta Murrieta Drive (NS) at Murrieta Hot Springs Road (EW)

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.TRANS. 9

MAP - TS/CONDITIONS (cont.)

RECOMMND

Whitewood Road (NS) at Murrieta Hot Springs Road (EW)  
Margarita Road (NS) at Murrieta Hot Springs Road (EW)  
Calistoga Drive (NS) at Murrieta Hot Springs Road (EW)  
SR-79 Winchester Road (NS) at Murrieta Hot Springs Road  
(EW)  
SR-79 Winchester Road (NS) at Benton Road (EW)  
SR-79 Winchester Road (NS) at Auld Road (EW)  
SR-79 Winchester Road (NS) at Thompson Road (EW)  
SR-79 Winchester Road (NS) at Nicolas Road (EW)  
SR-79 Winchester Road (NS) at Margarita Road (EW)  
Pourroy Road (NS) at Promontory Parkway (EW)  
Pourroy Road (NS) at Murrieta Hot Springs Road (EW)  
Sky Canyon Drive (NS) at Murrieta Hot Springs Road (EW)  
Town View Avenue (NS) at Murrieta Hot Springs Road (EW)  
Briggs Road (NS) at Auld Road (EW)  
Auld Road (NS) at Pourroy Road (EW)  
Pourroy Road (NS) at Auld Road (EW)

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

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

10.TRANS. 10

SP - TS/SWAP CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic  
study submitted by Robert Kahn, John Kain and Associates  
for the subject project. The study has been prepared in  
accordance with accepted traffic engineering standards and  
practices, utilizing County-approved guidelines. We  
generally concur with the findings relative to traffic  
impacts.

The study indicates that it is possible to achieve a Level  
of Service "D" for the following intersections (some of  
which will require additional construction for mitigation  
at the time of development):

I-215 Freeway Southbound Ramps (NS) at:  
Murrieta Hot Springs Road (EW)

Alta Murrieta Drive (NS) at:  
Murrieta Hot Springs Road (EW)

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.TRANS. 10

SP - TS/SWAP CONDITIONS (cont.)

RECOMMND

Margarita Road (NS) at:  
Murrieta Hot Springs Road (EW)

Winchester Road (SR 79) (NS) at:  
Benton Road (EW)  
Auld Road (EW)  
Hunter Road/Borel Road (EW)  
Rancho Club Drive (EW)  
Murrieta Hot Springs Road (EW)

I-215 Freeway Northbound Ramps (NS) at:  
Murrieta Hot Springs Road (EW)

Whitewood Road (NS) at:  
Murrieta Hot Springs Road (EW)

Date Street (NS) at:  
Murrieta Hot Springs Road (EW)

Sky Canyon Drive (NS) at:  
Borel Road (EW)  
Murrieta Hot Springs Road (EW)

Leon Road (NS) at:  
Benton Road (EW)  
Auld Road (EW)  
Borel Road (EW)  
Murrieta Hot Springs Road (EW)

Washington Street (NS) at:  
Borel Road (EW)  
Murrieta Hot Springs Road (EW)

Pourroy Road (NS) at:  
Thompson Road (EW)  
Benton Road (EW)  
Auld Road (EW)  
Borel Road (EW)  
Murrieta Hot Springs Road (EW)

The Comprehensive General Plan policies relative to the Southwest Area Community Plan (SWAP) require a minimum Level of Service "D" for peak hour operations. As such, the proposed project is consistent with this General Plan policy.

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.TRANS. 11                    SP - TS/TS REQUIRED                    RECOMMND

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 184.

10.TRANS. 12                    SP - IMPROVEMENT                    RECOMMND

All road improvements within the project boundaries shall be constructed to County standards in accordance with Ordinance No. 460 and 461.

10.TRANS. 13                    MAP - TS/NO CONDITIONS                    RECOMMND

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

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

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

- I-215 SB Ramps (NS) at Murrieta Hot Springs Road (EW)
- I-215 NB Ramps (NS) at Murrieta Hot Springs Road (EW)
- Alta Murrieta Drive (NS) at Murrieta Hot Springs Road (EW)
- Whitewood Road (NS) at Murrieta Hot Springs Road (EW)
- Margarita Road (NS) at Murrieta Hot Springs Road (EW)
- Calistoga Drive (NS) at Murrieta Hot Springs Road (EW)
- SR-79 Winchester Road (NS) at Murrieta Hot Springs Road (EW)
- SR-79 Winchester Road (NS) at Benton Road (EW)
- SR-79 Winchester Road (NS) at Auld Road (EW)
- SR-79 Winchester Road (NS) at Thompson Road (EW)
- SR-79 Winchester Road (NS) at Nicolas Road (EW)
- SR-79 Winchester Road (NS) at Margarita Road (EW)
- Pourroy Road (NS) at Promontory Parkway (EW)
- Pourroy Road (NS) at Murrieta Hot Springs Road (EW)
- Sky Canyon Drive (NS) at Murrieta Hot Springs Road (EW)
- Town View Avenue (NS) at Murrieta Hot Springs Road (EW)

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

10. GENERAL CONDITIONS

10.TRANS. 13                      MAP - TS/NO CONDITIONS (cont.)                      RECOMMND

Briggs Road (NS) at Auld Road (EW)  
Auld Road (NS) at Pourroy Road (EW)  
Pourroy Road (NS) at Auld Road (EW)

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

Our review of the traffic study indicates that no  
extraordinary conditions of approval are required to  
achieve or maintain the required level of service.

10.TRANS. 14                      MAP - COUNTY WEB SITE                      RECOMMND

Additional information, standards, ordinances, policies,  
and design guidelines can be obtained from the  
Transportation Department Web site:  
<http://rctlma.org/trans/>. If you have questions, please  
call the Plan Check Section at (951) 955-6527.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                      MAP - EXPIRATION DATE                      RECOMMND

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

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2                    SP - DURATION OF SP VALIDITY                    INEFFECT

The SPECIFIC PLAN shall remain valid for twenty (20) years from date of approval. Should the entire project not be built out in that period of time, the project proponent shall file an application for a specific plan amendment to extend the maximum life of the specific plan. The specific plan amendment will update the entire specific plan document to reflect current development requirements. Should this time period lapse without build out or without the approval of an amendment extending this time period, the SPECIFIC PLAN shall become null and void on February 4, 2006.

20.PLANNING. 4                    SP - DURATION OF SP VALIDITY                    INEFFECT

The SPECIFIC PLAN shall remain valid for twenty (20) years from date of approval. Should the entire project not be built out in that period of time, the project proponent shall file an application for a specific plan amendment to extend the maximum life of the specific plan. The specific plan amendment will update the entire specific plan document to reflect current development requirements. Should this time period lapse without build out or without the approval of an amendment extending this time period, the SPECIFIC PLAN shall become null and void on February 4, 2006.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1                    SP - COMPLETE CASE APPROVALS                    MET

Prior to approval of any tentative subdivision or parcel map or approval of any plot plan or use permit, the SPECIFIC PLAN, the CHANGE OF ZONE, and the DEVELOPMENT AGREEMENT shall be approved by the Board of Supervisors and shall be effective.

30.PLANNING. 2                    SP - COMPLETE CASE APPROVALS                    MET

Prior to the approval of any tentative subdivision or parcel map or approval of any plot plan or use permit, the SPECIFIC PLAN, the CHANGE OF ZONE, and the DEVELOPMENT AGREEMENT shall be approved by the Board of Supervisors and shall be effective.



TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2                    SP - COMMON AREA PLANS                    MET

Design plans for the common areas specifying the location and extent of landscaping and irrigation systems as specified in Riverside County Ordinance No. 348, Section 18.12, and Sections 19.300 through 19.304, and circulation (vehicular, pedestrian, equestrian and/or bicycle) shall be submitted during the review process for development applications, which incorporate common areas. Additionally, all proposed structures shall be shown on said plans. A land division filed for the purposes of phasing or financing shall not be considered an implementing development application.

30.PLANNING. 3                    SP - COMMON AREA PLANS                    MET

Design plans for the common areas specifying the location and extent of landscaping and irrigation systems as specified in Riverside County Ordinance No. 348, Section 18.12, and Sections 19.300 through 19.304, and circulation (vehicular, pedestrian, equestrian and/or bicycle) shall be submitted during the review process for development applications, which incorporate common areas. Additionally, all proposed structures shall be shown on said plans. A land division filed for the purposes of phasing or financing shall not be considered an implementing development application.

30.PLANNING. 3                    SP - EA REQUIRED                    MET

An environment assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment, or any other discretionary permit required to implement the SPECIFIC PLAN, unless said proposal is determined to be exempt from the provisions of the California Environmental Quality Act. The environmental assessments shall be prepared as part of the review process for these implementing projects. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Environmental Impact Report prepared for the SPECIFIC PLAN.

30.PLANNING. 4                    SP - EA REQUIRED                    MET

An environment assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment, or any

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4                    SP - EA REQUIRED (cont.)                    MET

other discretionary permit required to implement the SPECIFIC PLAN, unless said proposal is determined to be exempt from the provisions of the California Environmental Quality Act. The environmental assessments shall be prepared as part of the review process for these implementing projects. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Environmental Impact Report prepared for the SPECIFIC PLAN.

30.PLANNING. 4                    SP - SPECIAL STUDIES REQUIRED                    MET

The following special studies/reports shall accompany implementing development applications in the planning areas listed below:

Study / Report	Planning Area
a. Conceptual Grading Plan	All Planning Areas
b. Slope Stability Report	All Planning Areas where development will create slopes in excess of 2:1 or higher than 30 feet.
c. Archaeological Survey	3, 9
d. Focused Stephens Kangaroo Rat (SKR) Survey	All Planning Areas
e. Focused California Gnatcatcher	All Planning Areas
f. Wetlands Study	2, 5, 6A, 6B, 6C, 6D, 7, 9, 16
g. Acoustical Study	2, 5, 7, 9, 10, 11, 16, 17
h. Other, including full Biological Surveys (as determined by subsequent environmental assessments)	All Planning Areas

(Amended by Staff at the Board of Supervisors hearing on

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4            SP - SPECIAL STUDIES REQUIRED (cont.)            MET  
2/11/97.)

30.PLANNING. 5            SP - SPECIAL STUDIES REQUIRED            MET

The following special studies/reports shall accompany implementing development applications in the planning areas listed below: Study / Report Planning Area

- a. Conceptual Grading Plan All Planning Areas
- b. Slope Stability Report All Planning Areas where development will create slopes in excess of 2:1 or higher than 30 feet.
- c. Archaeological Survey 3, 9
- d. Focused Stephens Kangaroo All Planning Areas Rat (SKR) Survey
- e. Focused California Gnatcatcher All Planning Areas
- f. Wetlands Study 2, 5, 6A, 6B, 6C, 6D, 7, 9, 16
- g. Acoustical Study 2, 5, 7, 9, 10, 11, 16, 17
- h. Other, including full Biological All Planning Areas Surveys (as determined by subsequent environmental assessments) (Amended by Staff at the Board of Supervisors hearing on 2/11/97.)

30.PLANNING. 5            SP - INDIAN CONSULTATION            NOTAPPLY

Prior to the approval of any and each land division or development permit (use permit, plot plan, etc.) within PLANNING AREAS 3, 5, AND 9, a condition of approval shall be applied to the implementing project requiring that:

"Monitoring of mitigation measures related to excavation and possible preservation of archaeological resources shall occur prior to site grading activities in the affected planning areas through an agreement with a qualified archaeologist. This agreement shall insure consultation with, and involvement by, the Pechanga Indian Reservation. A copy of said agreement shall be submitted to the Planning Department prior to the issuance of grading permits for grading in the affected planning areas."

(Amended by Staff at the Board of Supervisors hearing on 2/11/97.)

30.PLANNING. 6            SP - INDIAN CONSULTATION            NOTAPPLY

Prior to the approval of any and each land division or development permit (use permit, plot plan, etc.) within

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6                    SP - INDIAN CONSULTATION (cont.)                    NOTAPPLY

PLANNING AREAS 3, 5, AND 9, a condition of approval shall be applied to the implementing project requiring that: "Monitoring of mitigation measures related to excavation and possible preservation of archaeological resources shall occur prior to site grading activities in the affected planning areas through an agreement with a qualified archaeologist. This agreement shall insure consultation with, and involvement by, the Pechanga Indian Reservation. A copy of said agreement shall be submitted to the Planning Department prior to the issuance of grading permits for grading in the affected planning areas."

(Amended by Staff at the Board of Supervisors hearing on 2/11/97.)

30.PLANNING. 6                    SP - DAM INUNDATION AREAS                    NOTAPPLY

Prior to the approval of any and each land division within Planning Areas 1, 2, 5, 9, a condition of approval shall be applied to the land division requiring the preparation of an Environmental Constraints Sheet (ECS) which shall be submitted as part of the plan check review of the final map. The condition of approval shall require that the following Environmental Constraints Note shall be placed on the ECS:

"DAM INUNDATION AREA - This property is located downstream of Skinner Reservoir which is part of the domestic water distribution system for Southern California. The dam that creates the reservoir area is an earthen embankment and as a part of the construction of dams within California, an inundation map has been prepared in the event of failure of the dam. This map indicates that within approximately five (5) minutes, the floodway from this type of catastrophic dam failure would reach the project limits. Additionally, seiche hazards exist originating from Lake Skinner Reservoir and it is likely that any seiche flood water would fall within the limits of inundation from a dam failure. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake."

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7

SP - DAM INUNDATION AREAS

NOTAPPLY

Prior to the approval of any and each land division within Planning Areas 1, 2, 5, 9, a condition of approval shall be applied to the land division requiring the preparation of an Environmental Constraints Sheet (ECS) which shall be submitted as part of the plan check review of the final map. The condition of approval shall require that the following Environmental Constraints Note shall be placed on the ECS: "DAM INUNDATION AREA - This property is located downstream of Skinner Reservoir which is part of the domestic water distribution system for Southern California. The dam that creates the reservoir area is an earthen embankment and as a part of the construction of dams within California, an inundation map has been prepared in the event of failure of the dam. This map indicates that within approximately five (5) minutes, the floodway from this type of catastrophic dam failure would reach the project limits. Additionally, seiche hazards exist originating from Lake Skinner Reservoir and it is likely that any seiche flood water would fall within the limits of inundation fro a dam failure. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake."

30.PLANNING. 7

SP - MITIGATION MONITORING

MET

EXHIBIT C  
MITIGATION MONITORING

An amendment to the California Environmental Quality Act ("CEQA"), codified as Public Resources Code Section 21081.6, required the preparation of a program to ensure that all mitigation measures are fully and completely implemented. The Environmental Impact Report prepared for the SPECIFIC PLAN, imposes certain mitigation measures on the project. Certain conditions of approval for the SPECIFIC PLAN constitute self contained reporting / monitoring programs for certain mitigation measures. At the time of approval of subsequent development applications, further environmental reporting / monitoring programs will be established to ensure that all mitigation measures are appropriately implemented.

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8

SP - MITIGATION MONITORING

MET

EXHIBIT C  
MITIGATION MONITORING

An amendment to the California Environmental Quality Act ("CEQA"), codified as Public Resources Code Section 21081.6, required the preparation of a program to ensure that all mitigation measures are fully and completely implemented. The Environmental Impact Report prepared for the SPECIFIC PLAN, imposes certain mitigation measures on the project. Certain conditions of approval for the SPECIFIC PLAN constitute self contained reporting / monitoring programs for certain mitigation measures. At the time of approval of subsequent development applications, further environmental reporting / monitoring programs will be established to ensure that all mitigation measures are appropriately implemented.

30.PLANNING. 9

SP - COMMON AREA MAINTENANCE

DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) containing any common areas identified in the specific plan, a condition of approval shall be applied to the land division or development permit to ensure that they are owned and maintained as follows: a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas. b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded. c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division, or issuance of any building permit for any approved development permit (use permit, plot plan, etc.).

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10

SP - CC&R RES PUB COMMON AREA

NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) containing any common areas identified in the specific plan, the following condition shall be applied to the land division or development permit if the permanent master maintenance organization referenced in the condition entitled "SP - COMMON AREA MAINTENANCE" is a public organization. The condition shall be implemented prior to the recordation of any final subdivision map, or prior to the issuance of building permits in the case of development permits and shall read as follows: The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall submit the following documents to the Planning Department for review along with the current fee, which shall be subject to the approval of that department and the Office of the County Counsel: 1. A signed and notarized declaration of covenants, conditions and restrictions; and, 2. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and, 3. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Planning Department for review by County Counsel. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_' attached hereto. The decision to require activation of the property owners' association and

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10            SP - CC&R RES PUB COMMON AREA (cont.)            NOTAPPLY

the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside. In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

30.PLANNING. 11            SP - CC&R RES PRI COMMON AREA            DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) containing any common areas identified in the specific plan, the following condition shall be applied to the land division or development permit if the permanent master maintenance organization referenced in the condition entitled "SP - COMMON AREA MAINTENANCE" is a private organization. The condition shall be applied prior to the recordation of any final map in the case of the land division, or prior to the



TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11

SP - CC&R RES PRI COMMON AREA (cont.)

DEFERRED

issuance of building permits in the case of development permits and shall read as follows: The applicant shall submit the following documents to the Planning Department for review along with the current fee, which documents shall be subject to the approval of that department and the Office of the County Counsel: 1. A signed and notarized declaration of covenants, conditions and restrictions; and, 2. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and, 3. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Planning Department for review by County Counsel. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim: "Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)DEFERRED

maintenance of the 'common area' established pursuant to this Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

30.PLANNING. 12 SP - GNATCATCHER CLEARANCE NOTAPPLY

Prior to the approval of any land division or development permit within the specific plan which will disturb habitat occupied by the California Gnatcatcher, the land division and/or the development permit shall have conditions applied to them which require the following: Prior to the issuance of any grading permit or recordation of any final map the applicant shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by the California Gnatcatcher (*Polioptila californica californica*). Said approval shall be obtained through the initiation of a consultation with the United States Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act of 1973; approval by the Secretary of the Interior of a 10 (a) Permit pursuant to Section 10 of the Endangered Species Act of 1973; or participation in the Natural Community Conservation Planning program established by the State of California.

30.PLANNING. 13 SP - PARK (PA 4) REQUIREMENTS NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within Planning Area(s) 1, 2, 5, and 10, a condition of approval shall be applied to the implementing project requiring that prior to the issuance of any building permits, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "SP - COMMON AREA MAINTENANCE" for the park site identified as Planning Area 4. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 4 and with the requirements of the Valley-Wide Recreation and Park

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13            SP - PARK (PA 4) REQUIREMENTS (cont.)            NOTAPPLY

District or other entity set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE" The detailed park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities. In addition, prior to the approval of any implementing project within Planning Area 1, 2, 5, and 10, a condition shall be placed on the implementing project which shall require that, prior to the issuance of the 350th final inspection or occupancy permit anywhere within Planning Areas 1, 2, 5, and 10, the park designated as Planning Area 4 shall be constructed in accordance with approved park plans and fully operational.

30.PLANNING. 14            SP - PARK (PA 8) REQUIREMENTS            NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within Planning Area(s) 7 and 11, a condition of approval shall be applied to the implementing project requiring that prior to the issuance of any building permits, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "SP - COMMON AREA MAINTENANCE" for the park site identified as Planning Area 8. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 8 and with the requirements of the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE" The detailed park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities. In addition, prior to the approval of any implementing project within Planning Areas 7 and 11, a condition shall be placed on the implementing project which shall require that, prior to the issuance of the 300th final inspection or occupancy permit within Planning Area 7 and 11, the park designated as Planning Area 8 shall be constructed in accordance with approved park plans and fully operational.

TRACT MAP Tract #: TR31871M1

Parcel: 964-140-015

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14

SP - COMMON AREA MAINTENANCE

DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) containing any common areas identified in the specific plan, a condition of approval shall be applied to the land division or development permit to ensure that they are owned and maintained as follows:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division, or issuance of any building permit for any approved development permit (use permit, plot plan, etc.).

30.PLANNING. 15

SP - PARK (PA 13) REQUIREMENT

NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within Planning Area(s) 9 and 16, a condition of approval shall be applied to the implementing project requiring that prior to the issuance of any building permits, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "SP - COMMON AREA MAINTENANCE" for the park site identified as Planning Area 13. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 13 and with the requirements of the Valley-Wide Recreation and Park