

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

705B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 3, 2011

SUBJECT: TENTATIVE TRACT MAP NO. 35045 / ADOPTION OF PLANNING COMMISSION RESOLUTION NO. 2010-02 – Intent to Certify Environmental Impact Report No. 482 – Applicant: Benchmark Pacific – Engineer/Representative: Stantec Consulting, Inc. – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) – Location: Northerly of Mapes Road, easterly of Menifee Road, westerly of Briggs Road, and southerly of Mountain Avenue – 318 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Tentative Tract Map is a Schedule 'A' subdivision of 318 acres into 702 single family residential lots consisting of 37 single family residential lots with minimum lot sizes of 4,000 square feet, 187 single family residential lots with minimum lot sizes of 4,500 square feet, 198 single family residential lots with minimum lot sizes of 5,000 square feet, 69 single family residential lots with minimum lot sizes of 6,000 square feet, 172 single family residential lots with minimum lot sizes of 7,000 square feet, and 39 single family residential lots with minimum lot sizes of 20,000 square feet. The project includes 15 open space lots totaling 108.1 acres for recreation facilities, paseos, and detention basins.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on May 5, 2010

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

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: March 15, 2011
xc: Planning, Applicant

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

1.2

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

The Honorable Board of Supervisors

Re: TENTATIVE TRACT MAP NO. 35045 / ADOPTION OF PLANNING COMMISSION
RESOLUTION NO. 2010-02

Page 2 of 2

CERTIFIED ENVIRONMENTAL IMPACT REPORT NO. 482, which evaluated Tentative Tract Map No. 35045, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

APPROVED TENTATIVE TRACT MAP NO. 35045, subject to the attached Conditions of Approval and based upon the findings and conclusions incorporated in the Staff Report.

BACKGROUND:

This project was scheduled for Planning Commission on January 13, 2010, and was continued in order to complete the review of the Specific Plan/Environmental Impact Report resolution in order to provide for Planning Commission review and certification.

General Plan Amendment No. 727 was scheduled for the Planning Commission for the General Plan Initiation Comments on September 3, 2008. The General Plan Amendment was initiated by the Board of Supervisors on September 30, 2008.

Tentative Tract Map No. 35045 is an implementing project of Environmental Impact Report No. 482, General Plan No. 727, Specific Plan No. 344 and Change of Zone No. 7076. Environmental Impact Report No. 482, General Plan No. 727, Specific Plan No. 344 and Change of Zone No. 7076 were advertised in accordance with County Ordinance No. 348 and CEQA Guidelines for public hearing before the Planning Commission on October 28, 2009. The above-referenced cases were approved with a unanimous vote. Subsequently, the Board of Supervisors tentatively certified the EIR, and tentatively approved the Specific Plan, General Plan Amendment, and Change of Zone on December 22, 2009. Due to the need for an environmental clearance to be issued on the Tentative Tract Map, consideration of the EIR by the Planning Commission is required.

The following two (2) Conditions of Approval were added by the Planning Commission at hearing dated May 5, 2010:

10.PLANNING.31 - MENIFEE ENCROACHMNT PRMT

"The County acknowledges that a City of Menifee Encroachment permit will be required for all construction within a City of Menifee public right-of-way. The County will agree to provide a copy of the traffic management plan(s) as required pursuant to Mitigation Measure 4.13-16 to the City of Menifee for review."

60.PLANNING.39 - BLASTING NOTIFICATION

"The applicant, owner, and/or successor-in-interest shall notify the City of Menifee Department of Building and Safety no less than 48 hours prior to any blasting activities located within the boundary of the Tentative Tract Map."

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

TR 35045

Project Title/Case Numbers

Jeff Horn, Project Planner

County Contact Person

951-955-4641

Phone Number

2005121048

State Clearinghouse Number (if submitted to the State Clearinghouse)

Benchmark Pacific

Project Applicant

550 Laguna Drive, Suite B, Carlsbad, CA 92008

Address

Northerly of Mapes Road, Easterly of Menifee Road, Southerly of Mountain Avenue, Westerly of Briggs Road

Project Location

TENTATIVE TRACT MAP NO. 35045 is a Schedule 'A' subdivision of 318 acres into 702 single family residential lots consisting of 37 single family residential lots with minimum lot sizes of 4,000 square feet, 187 single family residential lots with minimum lot sizes of 4,500 square feet, 198 single family residential lots with minimum lot sizes of 5,000 square feet, 69 single family residential lots with minimum lot sizes of 6,000 square feet, 172 single family residential lots with minimum lot sizes of 7,000 square feet and 39 single family residential lots with minimum lot sizes of 20,000 square feet. The project includes 15 open space lots totaling 108.1 acres for recreation facilities, paseos, and detention basins.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 5/5/10, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,768.25 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

8-2-10

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA ZCFG03344 .

FOR COUNTY CLERK'S USE ONLY

MAR 15 2011 1.2

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0423069

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: BENCHMARK PACIFIC \$64.00
paid by: CK 001152-001155
FISH AND GAME DOC FEE FOR EA39877
paid towards: CFG03344 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 28, 2004 10:26
DFOGLE posting date Oct 28, 2004

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0913222

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: BENCHMARK PACIFIC \$2,768.25
paid by: CK 001700
FISH AND GAME DOC FEE FOR EA39877
paid towards: CFG03344 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Sep 15, 2009 13:32
SBROSTRO posting date Sep 15, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,768.25

Overpayments of less than \$5.00 will not be refunded!

705B

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

DATE: March 1, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: TENTATIVE TRACT MAP NO. 35045 / ADOPTION OF PLANNING COMMISSION
RESOLUTION NO. 2010-02 – Intent to Certify Environmental Impact Report No. 482

(Charge your time to these case numbers)

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input 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:
(1st and 5th Dist) Press Enterprise

Need Director's signature by March 2, 2011
Please schedule on the March 15, 2011 BOS Agenda

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

Notice of Determination
Fish & Game Receipt (CFG3344)

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

**PLANNING COMMISSION
MINUTE ORDER MAY 5, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 7.9: TENTATIVE TRACT MAP NO. 35045 / ADOPTION OF PLANNING COMMISSION RESOLUTION NO. 2010-02** - Intent to Tentatively Certify Environmental Impact Report No. 482 - Applicant: Benchmark Pacific - Engineer/Representative: Stantec Consulting, Inc - Fifth Supervisorial District - Homeland Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) - Location: Northerly of Mapes Road, easterly of Menifee Road, westerly of Briggs Road, and southerly of Mountain Avenue - 318 Gross Acres - Zoning: Rural Residential (R-R) - **APNs:** 327-150-004 and 327-150-006 - (Continued from 1/13/10) - (Quasi-judicial)

II. PROJECT DESCRIPTION

The Tentative Tract Map is a Schedule A subdivision of 318 acres into 702 single family residential lots consisting of 37 single family residential lots with minimum lot sizes of 4,000 square feet, 187 single family residential lots with minimum lot sizes of 4,500 square feet, 198 single family residential lots with minimum lot sizes of 5,000 square feet, 69 single family residential lots with minimum lot sizes of 6,000 square feet, 172 single family residential lots with minimum lot sizes of 7,000 square feet and 39 single family residential lots with minimum lot sizes of 20,000 square feet. The project includes 15 open space lots totaling 108.1 acres for recreation facilities, paseos, and detention basins.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Adam Rush, (951) 955-6646 or E-mail arush@rctlma.org

The following spoke in favor of the subject proposal:

Barry Burnell, T&B Planning, Applicant's Representative, 17542 East 17th Street, Tustin, CA 92780
Rick Hoffman, Applicant's Representative, 7095 Indiana, Riverside, CA 92506

The following spoke in a neutral position of the subject proposal:

Officer Tato, Other Interested Party, 4080 Lemon Street, Riverside, CA
Hector Viray, Code Enforcement, Other Interested Party

The following did not wish to speak but is in favor of the subject proposal:

Larry Markham, Other Interested Party, 41635 Enterprise Circle, Suite B, Temecula, CA 92590-5614

No one spoke in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 4-0 (Commissioner Zuppardo absent); recommended, with modifications, to the Board of Supervisors;

TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 482, which evaluated Tentative Tract Map No. 35045, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

**PLANNING COMMISSION
MINUTE ORDER MAY 5, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

TENTATIVE APPROVAL of **TENTATIVE TRACT NO. 35045**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.:
Area Plan: Harvest Valley/Winchester
Zoning Area: Homeland
Supervisory District: Fifth
Project Planner: Adam B. Rush
Planning Commission: May 5, 2010
Continued from: January 13, 2010

Tentative Tract No. 35045
CEQA: Environmental Impact
Report No. 482
Applicant: Benchmark Pacific
Engineer: T&B Planning Consultants, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT ADDENDUM

PROJECT DESCRIPTION AND LOCATION:

ENVIRONMENTAL IMPACT REPORT NO. 482 has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with rezoning, tentative tract map approvals for the proposed residential subdivision and Public Facility uses.

TENTATIVE TRACT MAP NO. 35045 is a Schedule 'A' subdivision of 318 acres into 702 single family residential lots consisting of 37 single family residential lots with minimum lot sizes of 4,000 square feet, 187 single family residential lots with minimum lot sizes of 4,500 square feet, 198 single family residential lots with minimum lot sizes of 5,000 square feet, 69 single family residential lots with minimum lot sizes of 6,000 square feet, 172 single family residential lots with minimum lot sizes of 7,000 square feet and 39 single family residential lots with minimum lot sizes of 20,000 square feet. The project includes 15 open space lots totaling 108.1 acres for recreation facilities, paseos, and detention basins.

The project site is located north of Mapes Road, westerly of Briggs Road, south of Mountain Avenue and easterly of Menifee Road, in the Harvest Valley/Winchester Area Plan.

BACKGROUND:

This project was scheduled for Planning Commission on January 13, 2010, and was continued in order to complete the review of the Specific Plan/Environmental Impact Report resolution in order to provide for Planning Commission review and Certification.

General Plan Amendment No. 727 was scheduled for the Planning Commission for the General Plan Initiation Comments on September 3, 2008. The General Plan Amendment was initiated by Board of Supervisors on September 30, 2008.

Tentative Tract Map No. 35045 is an implementing project of Environmental Impact Report No. 482, General Plan No. 727, Specific Plan No. 344 and Change of Zone No. 7076. Environmental Impact Report No. 482, General Plan No. 727, Specific Plan No. 344 and Change of Zone No. 7076 were advertised in accordance with County Ordinance No. 348 and CEQA Guidelines for public hearing before the Planning Commission on October 28, 2009. The above-referenced cases were approved with a unanimous vote. Subsequently, the Board of Supervisors tentatively certified the EIR, and tentatively approved the Specific Plan, General Plan Amendment, and Change of Zone on December 22, 2009. Due to the need for an environmental clearance to be issued on the Tentative Tract Map, consideration of the EIR by the Planning Commission is required.

ISSUES OF CONCERN:

The following impacts cannot be mitigated to below a level of significance and will require a Statement of Overriding Considerations to be adopted by the Board of Supervisors:

- a. Air Quality (significant and unavoidable impacts) – Short term air quality impacts will occur from project construction activities.
- b. Air Quality (cumulative impacts) – In the long term, the project's vehicular related emissions would contribute to the regional inability to attain the ozone standard based on SCAQMD's recommended significance levels for Mobile Source Emissions.
- c. Traffic (cumulative impacts) – Addition of traffic to freeway mainline segments until I-215 improvements are physically constructed.

FURTHER PLANNING CONSIDERATIONS:

Since the writing of the staff report, the following Conditions of Approval for Tentative Tract Map No. 35045 have been updated:

- 50.TRANS.03 – Map – IMP Plans (Removed note number 2)
90.TRANS.02 – Map – 80% Completion (Modified)

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1): | Vacant Land and SCE Easement |
| 2. Proposed Land Use (Ex. #1): | Community Development Specific Plan |
| 3. Surrounding Land Use (Ex. #1): | Vacant land and scattered single-family residential to the north, east and west and scattered single family residential and vacant land within the City of Menifee to the south. Several greenhouse buildings are located to the north |
| 4. Existing Zoning (Ex. #2): | Rural Residential (R-R) |
| 5. Proposed Zoning (Ex. #2) | Specific Plan (SP Zone) |
| 4. Surrounding Zoning (Ex. #2): | North: Residential Agriculture – 1 Acre Minimum (R-A-1) and Commercial Retail (C-R) South: Rural Residential (R-R), Light Agriculture (A-1) and Mobile Home Subdivision and Mobile Home Park (R-T) East: Residential Agriculture – 10 acre minimum (R-A-10) and Mobile Home Subdivision and Mobile Home Park (R-T) West: Rural Residential (R-R) and Light Agriculture – 1 Acre Minimum (A-1-1) |
| 5. General Plan: | Land Use: Community Development: Very Low Density Residential – 1 Acre Minimum (VLDR) |
| 6. Project Data: | Total Acreage: 318.4 Acres Residential Acreage: 155.4 Acres (729 dwellings) Non-Residential Acreage: 163.0 Acres |
| 7. Environmental Concerns: | See EIR No. 482 and Resolution No. 2010-02 |

RECOMMENDATIONS:

ADOPTION of **RESOLUTION NO.** 2010-02 certifying Environmental Impact Report No. 482 evaluating Tentative Tract Map No. 35045 which has been completed in compliance with CEQA Guidelines; and,

TENTATIVE APPROVAL of **TENTATIVE TRACT NO. 35045**, 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 with the proposed Specific Plan Land Use Designations (SP344), and with all other elements of the Riverside County General Plan and the Specific Plan's Land Use Plan and Development Standards.
2. Upon adoption of the Specific Plan, General Plan Amendment and Change of Zone by the Board of Supervisors, the proposed project will be consistent with the proposed Specific Plan zoning classifications of the project per Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
6. The proposed project will have a significant affect on the environment.

FINDINGS:

The following findings are in addition to those incorporated in the summary of findings.

1. The land use on the subject site is currently vacant.
2. The land uses on surrounding parcels are vacant land and scattered single-family residential to the north, east and west and scattered single family residential and vacant land within the City of Menifee to the south. There are also several greenhouse buildings located to the north.
3. The project site is designated Community Development: Very Low Density Residential, 1 Acre Minimum (VLDR), on the Harvest Valley/Winchester Area Plan. Upon adoption of General Plan Amendment No. 727, the project site will be designated Community Development: Specific Plan (CD:SP).
4. The proposed uses of single-family residential development, open space and public facilities will be permitted by the Specific Plan zoning text, pending approval by the Board of Supervisors.

5. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (VLDR) 1 Acre Minimum and Community Development: Commercial Retail (CR) to the north, Rural Community: Very Low Density Residential (VLDR) 1 Acre Minimum and Community Development: Medium Density Residential (MDR) 2-5 Dwelling Units Per Acre to the east, Rural Community: Low Density Residential (LDR) ½ Acre Minimum to the west, and the City of Menifee to the south.
6. The proposed zoning for the subject site is Specific Plan (SP Zone).
7. The project site is surrounded by properties which are zoned Rural Commercial (C-R) and Residential Agricultural 1 Acre Minimum (R-A-1) to the north, Residential Agricultural – 10 Acre Minimum – (R-A-1) and Mobile home Subdivision and Mobile home Park (R-T) to the East, Rural Residential (R-R) to the West and City of Menifee to the South.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment, because most potentially significant effects have been adequately analyzed in a earlier Environmental Impact Report (482) pursuant to applicable legal standards; and have been avoided or mitigated pursuant to that earlier Environmental Impact Report, including revisions or mitigation measures that are imposed upon the proposed project. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures.
 - a. Air Quality (significant and unavoidable impacts) – Short term air quality impacts will occur from project construction activities.
 - b. Air Quality (cumulative impacts) – In the long term, the project's vehicular related emissions would contribute to the regional inability to attain the ozone standard based on SCAQMD's recommended significance levels for Mobile Source Emissions.
 - c. Traffic (cumulative impacts) – Addition of traffic to freeway mainline segments until I-215 improvements are physically constructed.

The benefits of the project have been balanced against the unavoidable adverse environmental effects, and it has been determined that the following benefits outweigh and render acceptable those environmental effects:

- A. The Project proposes to accommodate and construct regional drainage improvements on-site in a manner consistent with the Romoland and Homeland MDPs. These regional improvements are necessary to address regional drainage issues that exist in the area. In the absence of the Project, the County would need to identify alternative funding mechanisms to provide for these essential public improvements.
- B. The Project proposes to implement frontage improvements for Mapes Road, Menifee Road, and Briggs Road, along with the construction of circulation improvements on-site, which would facilitate safe vehicular travel to, from, and within the site.
- C. The Project will construct 91.4 acres of recreational and trail uses on-site, which will help to accommodate the recreational needs of both Project and nearby residents.

- D. The Project accommodates a 16.3-acre K-8 school site, which will help meet the educational needs of future Project and area residents.
- E. The Project will provide two regional trail segments, including a segment along the Project's frontage with Briggs Road and equestrian staging area, to promote equestrian use in the area.
- F. The Project will provide a daycare site to assist the County in planning for childcare uses for the region's population.
- G. The Project will make monetary contributions to Riverside County's Transportation Uniform.
- H. Mitigation Fee (TUMF) and the Lakeview/Nuevo Road and Bridge Benefit District (RBBD) to assist in the construction of regional and local transportation improvements.
- I. The Project will make monetary contributions to the Western Riverside County MSHCP to assist in property acquisition and maintenance of habitat core and linkage areas.
- J. The Project will incorporate multiple design features to reduce operational energy consumption.

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 Fault Zone;
 - b. A redevelopment area;
 - c. An airport influence area.
 - d. An MSHCP Criteria Cell Area.
- 3. The project site is located within:
 - a. The boundaries of Romoland School District and Perris Union High School District.
 - b. The Homeland/Romoland Area Drainage Plan.
 - c. The County Service Area Nos. 146.
 - d. The Stephens Kangaroo Rat Fee Area;
 - e. The Eastern Municipal Water District;
 - f. Low Liquefaction Potential; and
 - g. A High Fire Area.

The subject site is currently designated as Assessor's Parcel Numbers: 327-150-004 and 327-150-006

**RESOLUTION NO. 2010-02
CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 482
AND APPROVING TENTATIVE TRACT MAP NO. 35045**

WHEREAS, pursuant to the provisions of Government Code Section 65450 et. seq., a public hearing was held before the Riverside County Board of Supervisors in Riverside, California on December 22, 2009, and before the Riverside County Planning Commission in Riverside, California on October 28, 2009 and May 5, 2010 to consider Tentative Tract Map No. 35045, Specific Plan No. 344 (Trailmark), General Plan Amendment No. 727, and Change of Zone No. 7076.

WHEREAS, all the provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementing procedures have been satisfied, and Environmental Impact Report (EIR) No. 482, prepared in connection with Tentative Tract Map No. 35045, Specific Plan No. 344, General Plan Amendment No. 727, and Change of Zone No. 7076 (collectively referred to alternatively herein as "the project"), is sufficiently detailed so that all of the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on May 5, 2010 that:

- A. Tentative Tract Map No. 35045 proposes the subdivision of 318.0 acres into a maximum of 702 single-family residential lots with lot sizes ranging from 4,195 square feet to 36,967 square feet, one lot for a school site measuring 15 net acres, in addition to common open space lots, roadways, and other infrastructure improvements. Tentative Tract Map No. 35045 also proposes the installation of an off-site, underground drainage pipe beneath Mapes Road that would convey stormwater from the site's southwest corner to an outfall that discharges into an open channel along the east side of Interstate 215, which eventually drains into the San Jacinto

FORM APPROVED COUNTY COUNSEL
BY: [Signature] DATE: 5/4/10
BRISAK-MCKENNA

1 River. Other off-site improvements include the installation of a sewer line and the
2 construction of roadway and intersection widening.

3 B. Tentative Tract Map No. 35045 is associated with Specific Plan No. 00344, which was
4 considered concurrently at the public hearing before the Planning Commission. Specific Plan
5 No. 00344 proposes to provide a master-planned community consisting of a maximum of 702
6 single-family residential dwelling units on 318.0 gross acres with an average residential density of
7 4.2 units per residential acre. Lot sizes would be permitted to range from a minimum of 4,000
8 square feet to a minimum of 20,000 square feet. Amenities would include 108.1 acres of open
9 space, recreation, and drainage facilities, including an integrated system of greenbelts and parks, a
10 16.3-acre school site anticipated to serve grades K-8, a daycare center on 0.7 acres, a detention
11 basin system to assist in managing regional flood related conditions, a private community
12 recreation center, and a community biking, pedestrian, and multi-use trail network that would
13 integrate into the regional trail system.

14 C. Tentative Tract Map No. 35045 is associated with General Plan Amendment No. 727, which
15 was considered concurrently at the public hearing before the Planning Commission. General
16 Plan Amendment No. 727 (GPA No. 727) proposes to amend the County's General Plan Land
17 Use Element by changing the land use designation applied to the site from Very Low Density
18 Residential (VLDR-CD) to the following land use designations and acreages: Low Density
19 Residential (LDR-CD), 1-2 dwelling units per acre (du/ac) ½-acre minimum lot sizes on 25.2 gross
20 acres; Medium Density Residential (MDR-CD), 2.1-5.0 du/ac on 64.4 gross acres; Medium High
21 Density Residential (MHDR-CD), 5.1-8.0 du/ac on 79.3 gross acres; Open Space-Recreation (OS-
22 R) on 29.3 gross acres; Open Space-Water (Detention Basin) on 41.0 acres; Open Space-
23 Conservation (OS-C) on 37.8 gross acres, and Public Facilities (PF-CD) on 17.0 gross acres, as
24 reflected by the Land Use Plan of Specific Plan No. 344. The General Plan designations would
25 provide consistency with the land uses by Specific Plan No. 344.

26 D. Tentative Tract Map No. 35045 is associated with Change of Zone No. 7076, which was
27 considered concurrently at the public hearing before the Planning Commission. Change of
28

1 Zone No. 7076 proposes to change the zoning designation on the 318.0-acre project site from
2 Rural Residential (R-R) to Specific Plan (SP) and implement the SP No. 00344 zoning ordinance.

3 **BE IT FURTHER RESOLVED** by the Planning Commission that the following environmental
4 impacts associated with the project are potentially significant unless otherwise indicated, but each of these
5 impacts will be avoided or substantially lessened by the identified mitigation measures:

6 A. Land Use and Planning

7 1. Impacts.

8 With approval of GPA No. 727, the project will be consistent with the
9 general type and pattern of land uses planned for the site by the County's
10 General Plan and the Harvest Valley Winchester Area Plan (HVWAP), and
11 a substantial alteration of the present or planned land use of the area would
12 not occur.

13 The project is not located within a city sphere of influence or within the
14 boundaries of any city. The land uses proposed by the project are in general
15 conformance with the site's existing Riverside County General Plan
16 designation of the site for residential use, and implementation of the project
17 would not significantly and adversely affect any adjacent land uses.

18 With adoption of the Specific Plan Zone for the site, the project would be
19 consistent with zoning. The Change of Zone No. 7076 would not result in
20 significant physical impacts to the environment.

21 The project would be compatible with the existing surrounding zoning,
22 which generally consists of lower-density residential and/or agricultural
23 zoning designations. The project has been designed to buffer surrounding
24 land uses from the higher-density residential land uses on-site through the
25 provision of lower density residential, a school site, and open space land
26 uses at the perimeter of the development. Mandatory project compliance
27 with County Ordinance No. 625.1 would reduce the project's impacts to
28

1 adjacent agriculture land uses to a level of less than significant.

2 With approval of GPA No. 727, the project would be consistent with the
3 land use designations and policies of the Riverside County General Plan,
4 Riverside County Multiple Species Habitat Conservation Program
5 (MSHCP), Community and Environmental Transportation Acceptability
6 Process (CETAP) corridor designations, the Southern California
7 Association of Governments (SCAG) Regional Comprehensive Plan and
8 Guide, and the SCAG Regional Transportation Plan.

9 Development of the project would not disrupt or divide the physical
10 arrangement of an established community.

11 The project site is currently vacant of residential use and would not displace
12 any existing housing.

13 The project would not create a demand for affordable housing beyond that
14 identified in the County's General Plan.

15 The project is not located within a County Redevelopment Area and would
16 not conflict with any policies associated therewith.

17 2. Mitigation.

18 No mitigation is required.

19 B. Aesthetics

20 1. Impacts.

21 The project site is located approximately 0.9 mile north of State Highway
22 74, a State Eligible Scenic Highway. Due to intervening development and
23 the distance from SR-74, the project site is not highly visible from SR-74
24 and development of the project would not have a substantial effect upon
25 this scenic highway corridor.

26 project compliance with Countywide Design Standards and Guidelines and
27 the Specific Plan No. 344 design guidelines would ensure the project would
28

1 not create an aesthetically offensive site visible from public viewing areas.
2 Development of the project would not block public views to scenic
3 resources and the project would retain the largest concentration of rock
4 outcroppings and trees in open space areas (Lot D) to retain a portion of the
5 site's natural characteristics.

6 Mandatory compliance with County Ordinance No. 655 would ensure that
7 the addition of artificial light sources on the site would be reduced to less
8 than significant levels. Project compliance with Countywide Design
9 Standards and Guidelines and the Specific Plan No. 344 design guidelines
10 would reduce the project's impact on daytime or nighttime views in the area
11 to a less than significant level.

12 Compliance with the design guidelines set forth in Specific Plan No. 344
13 would ensure that project lighting is shielded and directed away from
14 adjacent residential property, reducing light levels to below a level of
15 significance.

16 2. Mitigation.

17 No mitigation is required.

18 C. Agricultural Resources

19 1. Impacts.

20 The project site does not contain land mapped by the State Department of
21 Conservation's Farmland Mapping and Monitoring Program (FMMP) as
22 Prime Farmland, Unique Farmland, or Farmland of Statewide Importance;
23 therefore, the project would not convert Important Farmland types to non-
24 agricultural use.

25 The project site and the off-site Mapes Road storm drain alignment are not
26 located in an Agricultural Preserve, are not under a Williamson Act
27 contract, and are not designated by the County General Plan for long-term
28

1 agricultural use; therefore, a significant impact due to a conflict with these
2 agricultural resource designations would not occur. A majority of the site is
3 under non-irrigated agricultural cultivation. However, because the County
4 General Plan designates the property for residential development and does
5 not designate the site for long-term agricultural use, no impacts would occur
6 due to agricultural land conversion that were not previously disclosed in the
7 County's General Plan EIR.

8 A portion of the project site is located within 300 feet of land zoned for
9 agricultural uses (A-1-1). Mandatory compliance with County Ordinance
10 No. 625.1 would reduce impacts to a level that is less than significant.

11 The project's conversion of cultivated land to residential, open space, parks,
12 and public facility land uses is consistent with the intentions of the General
13 Plan to develop the site for residential use. No impacts to farmland
14 conversion would occur beyond those previously identified in the General
15 Plan EIR.

16 2. Mitigation.

17 No mitigation is required.

18 D. Air Quality (Point Source Emissions, Global Climate Change, Odor)

19 1. Impacts.

20 The project does not propose any land uses that would be considered point-
21 source air pollutant emitters. Construction-related point-source emissions
22 would be short-term in nature and would be reduced to a less than
23 significant level with mandatory compliance to SCAQMD regulatory
24 requirements. There are no substantial point source emitters within one
25 mile of the project site.

26 Impacts associated with global climate change are considered less than
27 significant and less than cumulatively considerable because the project is in
28

1 compliance with the greenhouse gas emission reduction strategies set forth
2 in the 2006 Climate Action Team (CAT) Report (prepared in response to
3 Executive Order S-3-05, which established total GHG emissions targets for
4 the State of California).

5 The project does not propose any land uses that would have the potential to
6 create substantial odors. Construction-related odor impacts would be short-
7 term in nature and would be reduced to a less than significant level with
8 mandatory compliance to SCAQMD regulatory requirements.

9 2. Mitigation.

10 No mitigation is required.

11 E. Biological Resources

12 1. Impacts.

13 The project site is not located in the Western Riverside County MSHCP
14 Criteria Area. The project would not have a direct or indirect adverse effect
15 on the MSHCP. Impacts to the western burrowing owl, a species identified
16 for focused study by the MSHCP, have the potential to occur if the species
17 is present on the site at the time ground-disturbing construction activities
18 commence. With implementation of the mitigation measures identified
19 below, impacts to the western burrowing owl would be reduced to below a
20 level of significance.

21 The project site contains suitable habitat for the burrowing owl and other
22 listed migratory birds, such as raptors. Impacts to burrowing owl and
23 nesting birds, including impacts due to noise, would be significant if the
24 species are found to be present prior to grading. With implementation of
25 the mitigation measures identified below, impacts to the western burrowing
26 owl and nesting birds would be reduced to below a level of significance.

27 No sensitive wildlife habitat areas or linkages would be fragmented with the
28

1 development of the project site; furthermore, there are no specialized
2 habitats that would function as nursery sites, such as caves, cliffs or
3 seasonal ponds on the site. As such, impacts to wildlife movement and
4 wildlife nursery sites would not occur with implementation of the project.

5 Implementation of the project would result in a significant impact due to the
6 loss of 1.04 acres of southern willow scrub, a wetland vegetation
7 community. With implementation of the mitigation measures identified
8 below, impacts to southern willow scrub habitat would be reduced to below
9 a level of significance.

10 Federal wetlands are not located on the project site. Federal wetlands and
11 waters have the potential to be significantly impacted at the outfall location
12 of the project's off-site municipal storm drain improvement. The outfall is
13 planned to discharge into an existing drainage channel located parallel to
14 the east side of I-215, which is named Line B of the Homeland/Romoland
15 Area Drainage Plan. With implementation of the mitigation measure
16 identified below, impacts to federal wetlands and waters would be reduced
17 to below a level of significance.

18 The project site would not conflict with the County's tree protection
19 policies because no protected oak trees are located in the project's
20 disturbance area.

21
22 2. Mitigation.

23 The project has been modified to mitigate or avoid the potentially
24 significant impacts by the following mitigation measures, which are hereby
25 adopted and will be implemented as provided in the Mitigation, Monitoring,
26 and Reporting Program.

- 27 a. In accordance with County Ordinance No. 810.2, the project
28 Applicant shall pay Local Development Mitigation Fees for

1 implementation of the MSHCP.

2 b. Pre-construction presence/absence surveys for western burrowing
3 owl (BUOW) are required on the project site and along the off-site
4 storm drain and sewer line alignments. Within thirty days prior to
5 ground disturbance, a qualified biologist shall make a
6 determination regarding the presence or absence of the BUOW.
7 The determination shall be documented in a report to be reviewed
8 and accepted by the County of Riverside. If the species is
9 determined to be present, take of active nests shall be avoided.
10 Passive relocation (use of one-way doors and collapse of burrows)
11 shall occur when owls are present outside of the nesting season. If
12 the BUOW species is determined to be present, and the MSHCP's
13 stated objectives 1 through 4 for burrowing owl have not yet been
14 met as determined by the Riverside County Environmental
15 Programs Department, mitigation shall be required in compliance
16 with the MSHCP, Appendix E which states:

17 1) If the site contains or is part of an area supporting
18 less than 35 acres of suitable habitat or the survey reveals
19 that the site and surrounding areas support less than three
20 pairs of burrowing owls, then the on-site burrowing owls
21 shall be passively or actively relocated following accepted
22 protocols. Translocation sites for the BUOW will be
23 required in the MSHCP Conservation Area for the
24 establishment of new colonies. Translocation sites will be
25 identified by the Reserve Managers, taking into
26 consideration unoccupied Habitat areas, presence of
27 burrowing mammals to provide suitable burrow sites,
28

1 existing colonies and effects to other Covered Species.
2 Reserve Managers will consult with the Wildlife Agencies
3 regarding the site selection prior to translocation site
4 development.

5 2) If the site (including adjacent areas) supports three or
6 more pairs of burrowing owls, supports greater than 35 acres
7 of suitable habitat and is non-contiguous with MSHCP
8 conservation Area Lands, at least 90 percent of the area with
9 long-term conservation value and burrowing owls shall be
10 conserved on site.

- 11 c. If grading and construction activities occur between February 1
12 and August 31 and within 150 feet of suitable raptor nesting
13 locations (trees), a focused raptor survey shall be conducted by a
14 qualified biologist prior to grading activities. If active nests are
15 located within the portion of the site to be disturbed, measures
16 shall be initiated to avoid impacts to nesting raptors. Measures to
17 avoid impacts will include identifying the location and creating a
18 buffer zone around the tree within which impacts shall be avoided
19 until the juveniles have fledged. If an active raptor nest is found
20 within 1100 feet of drilling, blasting, or rock crushing the related
21 construction activities shall cease until suitable noise reduction
22 features such as temporary attenuation barriers are installed.
23 Weekly noise monitoring by a County approved acoustical
24 consultant shall verify that noise levels at the nest do not exceed
25 60 dBA hourly average. If noise levels exceed 60 decibels Leq
26 hourly, the monitor shall notify the contractor, and construction
27 activities in the area shall cease until adequate attenuation can be
28

1 achieved as directed by the qualified acoustician, until the nesting
2 activity is completed, or until the end of the breeding season
3 (August 31).

4 d. In the event that on-site riparian habitat is claimed as a
5 jurisdictional area by the CDFG, then prior to the issuance of
6 grading and/or excavation permits, on-site habitat creation must
7 occur.

8 1) On-site habitat creation shall occur at a 1:1 ratio in
9 the southwest corner of the project site. The 6-acre detention
10 basin planned at the southwestern corner of the project site
11 could be designed to support 1.04 acre of riparian and
12 wetland vegetation. This basin has approximately 4.9 acres
13 of bottom area available to contain the habitat restoration
14 area. Urban runoff shall be treated in conformance with
15 acceptable water quality practices prior to entering this
16 habitat restoration area. Final engineering shall determine
17 the specific design and layout of the basin to achieve this
18 objective. The project applicant shall also comply with any
19 additional mitigation required by the CDFG in accordance
20 with their permit requirements.

21 e. Prior to on-site grading activities, the project applicant shall
22 submit documentation to the County of Riverside Planning
23 Department that verifies that the necessary permits required by the
24 Regional Water Quality Control Board (RWQCB) have been
25 obtained.

26 f. Prior to installation of the off-site municipal storm drain line and
27 its outfall, the project applicant shall submit documentation to the
28

1 County of Riverside Planning Department that verifies that the
2 necessary permits required by the Riverside County Flood Control
3 and Water Conservation District, U.S. Army Corps of Engineers
4 (ACOE), Regional Water Quality Control Board (RWQCB), and
5 California Department of Fish and Game (CDFG) have been
6 obtained.

7 F. Cultural Resources

8 1. Impacts.

9 The project site contains two historic sites, but these sites are not considered
10 as "unique historical resources" or "historic resources" as defined by
11 CEQA. Therefore, project implementation would result in less than
12 significant impacts to historic sites or resources.

13 The project site contains no previously recorded archaeological sites that are
14 significant under CEQA. The site, however, has a high sensitivity for
15 archaeological resources, and implementation of the project could result in a
16 significant impact to subsurface archaeological resources, if such resources
17 are discovered during ground disturbing activities conducted during grading
18 and construction. With implementation of the mitigation measures
19 identified below, potential impacts to previously undiscovered
20 archaeological resources would be reduced to below a level of significance.

21 The project site is not known to contain human remains; however, if such
22 remains are discovered during grading and/or construction activities,
23 impacts would be considered significant. With implementation of the
24 mitigation measures identified below, potential impacts to human remains
25 that may be uncovered during ground-disturbing activities would be
26 reduced to below a level of significance.

27 Religious or sacred objects or sites are not known to be present on the
28

1 project site; however, religious or sacred resources have the potential to be
2 uncovered during grading and ground-disturbing activities and such impacts
3 are evaluated as potentially significant. With implementation of the
4 mitigation measures identified below, potential impacts to such resources
5 would be reduced to below a level of significance.

6 The presence of sediments suitable to contain paleontological resources and
7 the positive results of the literature review indicate a high potential for
8 encountering significant nonrenewable vertebrate fossils during project
9 grading and earth-moving activities. With implementation of the mitigation
10 measures identified below, potential impacts to paleontological resources
11 would be reduced to below a level of significance.

12 2. Mitigation.

13 The project has been modified to mitigate or avoid the potentially
14 significant impacts by the following mitigation measures, which are hereby
15 adopted and will be implemented as provided in the Mitigation, Monitoring,
16 and Reporting Program.

- 17 a. Prior to any clearing, grubbing, and/or earth-moving activities, a
18 qualified archaeologist shall be retained by the project developer.
19 The seven historic and prehistoric sites identified on the project
20 site indicate a high sensitivity for cultural resources in the area.
21 Therefore, consultation with the culturally affiliated Native
22 American tribe is required. A pre-grading meeting between the
23 project archaeologist, a Native American observer, and the
24 excavation and grading contractor shall take place to ensure an
25 understanding of the mitigation measures required during earth-
26 moving activities and construction.
27 b. Prior to issuance of a grading permit, a qualified archaeologist
28

1 shall develop a mitigation plan and a discovery clause/treatment
2 plan, which shall include mitigation monitoring to be implemented
3 during earth moving on the project site. The treatment plan shall
4 be developed in consultation with the culturally affiliated Native
5 American tribe and shall account for the treatment of any
6 archaeological remains and associated data uncovered by
7 brushing, grubbing, or earth moving.

8 c. The project applicant shall enter into a cultural resources treatment
9 and monitoring agreement with the culturally affiliated Native
10 American tribe. The agreement shall address tribal monitoring
11 requirements and the treatment and disposition of all cultural
12 resources discovered during earth-moving activities. Native
13 American monitors from other tribes claiming cultural affiliation
14 shall also be invited to monitor all grading, excavation, and
15 ground-breaking activities. The Native American monitors will
16 have the authority to temporarily stop and redirect grading
17 activities to evaluate the significance of any archaeological sites or
18 resources discovered on the property, in conjunction with the
19 consulting archaeologist and the Riverside County Archaeologist.

20 d. The cultural resources treatment and monitoring agreement shall
21 specify that the landowner shall relinquish ownership of all
22 cultural resources, including all cultural sacred items, burial goods
23 and all archeological artifacts that are found on the project site to
24 the appropriate Native American tribe for proper treatment and
25 disposition. The cultural resources treatment and monitoring
26 agreement shall specify that the archaeological and tribal
27 monitoring shall be conducted on a full-time basis for all grading
28

1 and ground disturbing activities, including archeological testing,
2 until the project archeologist, in consultation with the culturally
3 affiliated Native American tribe and the County of Riverside,
4 determines that resources are not likely to be discovered.

5 f. The cultural resources treatment and monitoring agreement shall
6 specify that if cultural resources are found by the archeological or
7 tribal monitor, earth moving shall be diverted temporarily around
8 the deposits until they have been evaluated. Earth moving shall be
9 allowed to proceed when the archaeological supervisor, in
10 consultation with the appropriate Native American tribe and the
11 County of Riverside, determines the resources are recovered
12 and/or the site is mitigated.

13 g. The cultural resources treatment and monitoring agreement shall
14 specify that if human remains are encountered during any earth-
15 moving activities, in adherence to State Health and Safety Code
16 Section 7050.5, no further disturbance shall occur until the County
17 Coroner has made a determination of origin and disposition
18 pursuant to Public Resources Code Section 5097.98. The County
19 Coroner must be notified of the find immediately. If the remains
20 are considered to be prehistoric, the Coroner must notify the
21 Native American Heritage Commission (NAHC). With the
22 permission of the landowner or his/her representative, the Most
23 Likely Descendant (MLD) may inspect the site of discovery. The
24 MLD shall complete the inspection within 24 hours of notification
25 by the NAHC.

26 h. The cultural resources treatment and monitoring agreement shall
27 specify that if a previously unknown archaeological site is
28

1 encountered and it requires additional mitigation, a plan or
2 proposal shall be prepared by the project archaeologist, in
3 consultation with the culturally affiliated Native American tribe
4 and the County of Riverside, outlining the plan of action that
5 needs to be implemented to mitigate the new site. Other tribes
6 claiming cultural affiliation shall be consulted during preparation
7 of the plan or proposal. If the landowner and tribe(s) cannot agree
8 on the significance or mitigation, these issues will be presented to
9 the County Planning Director for decision. The Planning Director
10 shall make the determination based on CEQA and shall take into
11 account the beliefs, customs, and practices of the tribe(s).

12 i. The cultural resources treatment and monitoring agreement shall
13 specify that all archaeological resources that are not considered
14 ceremonial or sacred by the culturally affiliated tribe shall be
15 identified, recorded, mapped, and artifacts catalogued as required
16 by standard archaeological practices. Examination by an
17 archaeological specialist and consultation with the tribe shall be
18 included where necessary, dependent upon the artifacts, features or
19 sites that are encountered. Specialists shall identify, date, and/or
20 determine CEQA significance potential.

21 j. A final report of findings shall be prepared by the project
22 archaeologist for submission to the Eastern Information Center,
23 the County of Riverside, and the culturally affiliated Native
24 American Tribe. The report shall describe parcel history,
25 summarize field and laboratory methods used, if applicable, and
26 include any testing or special analysis information conducted to
27 support the findings.
28

1 k. Prior to any earth-moving and/or grading activities in areas
2 containing Pleistocene sediments, a trained paleontological
3 monitor retained by the project proponent and approved by the
4 County of Riverside shall develop a storage agreement with the
5 LACM Vertebrate Paleontology Section, San Bernardino County
6 Museum, or another acceptable museum repository to allow for
7 the permanent storage and maintenance of any fossil remains
8 recovered within the project area as a result of the monitoring
9 program, and for the archiving of associated specimen data and
10 corresponding geologic and geographic site data at the museum
11 repository.

12 l. The project paleontologist shall develop a Paleontological
13 Resource Impact Mitigation Program (PRIMP) and a discovery
14 clause/treatment plan that, when implemented during earth-
15 moving activities in the project area, shall allow for the recovery
16 and subsequent treatment of any fossil remains and associated
17 specimen and site data uncovered by these activities.

18 m. The project paleontologist and a paleontological construction
19 monitor shall attend a pre-grade meeting to explain the monitoring
20 program to grading contractor staff and to develop procedures and
21 lines of communication to be implemented if fossil remains are
22 uncovered by earth-moving activities, particularly when a monitor
23 may not be on site.

24 n. Paleontological monitoring of earth-moving activities shall start
25 on a half-time basis. If excavation monitoring locates fossil
26 material, the monitoring will continue on a full-time basis. The
27 monitor shall be empowered to temporarily halt or redirect
28

1 construction activities to ensure avoidance of adverse impacts to
2 paleontological resources. The monitor shall be equipped to
3 rapidly remove any large fossil specimens encountered during
4 excavation. During monitoring, samples shall be collected and
5 processed to recover microvertebrate fossils.

6 o. If the paleontological monitor finds fossil remains, earth-moving
7 activities shall be diverted around the fossil site until the remains
8 have been recovered and these activities are allowed to proceed
9 through the site by the monitor.

10 p. If fossil remains are encountered by earth-moving activities when
11 the monitor is not on the site, these activities shall be diverted
12 around the fossil site and the monitor called to the site
13 immediately to recover the remains.

14 q. If fossil remains are found, an appropriate amount of fossiliferous
15 rock shall be recovered from the fossil site and processed to allow
16 for the recovery of smaller fossil remains. Test samples may be
17 recovered from other sampling sites in the rock unit.

18 r. Any recovered fossil remains shall be prepared to the point of
19 identification and identified to the lowest taxonomic level possible
20 by knowledgeable paleontologists. The remains shall then be
21 curated (assigned and labeled with museum repository fossil
22 specimen numbers and corresponding fossil site numbers, as
23 appropriate; placed in specimen trays and, if necessary, vials with
24 completed specimen data cards) and catalogued. Associated
25 specimen data and corresponding geologic and geographic site
26 data shall be archived (specimen and site numbers and
27 corresponding data entered into appropriate museum repository
28

1 catalogs and computerized databases) at the museum repository by
2 a laboratory technician. The remains shall then be accessioned into
3 the museum repository fossil collection, where they shall be
4 permanently stored, maintained, and, along with associated
5 specimen and site data, made available for future study by
6 qualified scientific investigators.

- 7 s. A final report of results and findings shall be prepared by the
8 project paleontologist for submission to the County of Riverside
9 and the museum repository following accessioning of the fossil
10 collection into the museum repository fossil collection. The report
11 will describe the geology and stratigraphy parcel, summarize field
12 and laboratory methods used, include a faunal list and an
13 inventory of catalogued fossil specimens, evaluate the scientific
14 importance of the specimens, and discuss the relationship of any
15 newly recorded fossil site in the parcel to relevant fossil sites
16 previously recorded from the fossil-bearing rock unit in the parcel
17 vicinity and from correlative rock units in other regions.

18 G. Geology and Soils

19 1. Impacts.

20 The project site is not located on a known active fault line and would not be
21 subject to significant impacts associated with potential ground rupture.

22 Due to the presence of shallow bedrock and the lack of observed
23 groundwater on site, the site's susceptibility for liquefaction is low and
24 impacts due to liquefaction potential are less than significant impact.
25 Mandatory compliance with the earth-moving and grading
26 recommendations contained within the project geotechnical report would
27 further reduce the potential for liquefaction impacts.
28

1 Due to the project's distance from known fault lines and mandatory
2 compliance with the construction standards established in the California
3 Building Code (CBC), as well as mandatory compliance with the
4 recommendations in the project geotechnical report, impacts related to
5 ground shaking would be less than significant.

6 The project site is not located in an area susceptible to landslides or rockfall
7 hazards; therefore, no impact would occur.

8 Some portions of the site contain geologic formations that are not suitable
9 for structural support in their present condition; however, mandatory
10 compliance with the earth-moving and grading recommendations contained
11 within the project geotechnical report would remediate unsuitable
12 conditions and would reduce significant impacts to less than significant
13 levels.

14 There is no potential for the project to be impacted by seiche, mudflow, or
15 volcanic hazard due to the absence of large surface water bodies and
16 volcanoes in the site vicinity; therefore, a significant impact would not
17 occur.

18 The topographic character of the project site would generally be
19 maintained; therefore, alterations to natural landforms would not be
20 significant.

21 The project would construct several manufactured slopes at a maximum 2:1
22 ratio. Mandatory compliance with the grading and design recommendations
23 in the project geotechnical report would ensure that on-site slopes conform
24 to strict engineering specifications to provide adequate slope stability,
25 thereby reducing impacts associated with these manufactured slopes to less
26 than significant levels.

27 No subsurface sewage disposal systems currently exist on the project site;
28

1 therefore, a significant impact to subsurface sewage disposal systems would
2 not occur.

3 Mandatory compliance with standard regulatory requirements would reduce
4 potential water and wind erosion impacts that may occur during
5 construction and grading to less than significant levels.

6 Tested on-site soils have a "very low" expansive index; therefore, impacts
7 associated with expansive soils would be less than significant.

8 2. Mitigation.

9 The project has been modified to mitigate or avoid the potentially
10 significant impacts by the following mitigation measures, which are hereby
11 adopted and will be implemented as provided in the Mitigation, Monitoring,
12 and Reporting Program.

13 Regulatory Requirements

14 a. The project would be required to comply with the requirements of
15 County Ordinance Nos. 457, 489.2, and 547, SCAQMD Rule 403,
16 CalOSHA (California Division of Occupational Safety and Health)
17 excavation criteria, the NPDES permit (and associated requirements
18 for the preparation of a SWPPP and WQMP). In addition, the
19 project shall implement all site-specific recommendations set-forth
20 in the geologic and geotechnical report prepared by Geocon Inland
21 Empire, Inc., which is contained as Appendix F to EIR No. 482 (as
22 required by General Plan EIR Mitigation Measures 4.10.1A and
23 4.10.3B).

24 H. Hazards and Hazardous Materials

25 1. Impacts.

26 Soil stains and debris found on site indicate that there is a potential for soil
27 or groundwater contamination, although the possibility of this is low. Due
28

1 to the past agricultural uses of the project site, there is a potential for DDT
2 or other pesticide contamination of the soil, which could be discovered
3 during project grading or ground-disturbing activities. These factors
4 represent a potentially significant environmental impact that would be
5 reduced to a level below significance with the implementation of the
6 mitigation measures listed below.

7 Uses by the project would not create a significant hazard to the public or the
8 environment.

9 Implementation of the project would not interfere with an emergency
10 response plan or an emergency evacuation plan, and no impact would occur.
11 The land uses by the project site have little potential for storage of toxic
12 substances. Common household chemicals are of such a low concentration
13 and volume that they would pose no significant impacts to any schools.

14 The project site and off-site municipal storm drain alignment are not
15 included on a list of hazardous materials sites compiled pursuant to
16 Government Code Section 65962.5; therefore, a significant impact
17 associated with such hazardous sites would not occur.

18 The separation of on-site structures from wildfire zones by fuel
19 modification zones and roadway right-of-ways would provide a sufficient
20 buffer between the project site and Fire Hazard Severity Zones, and impacts
21 due to fire hazards would therefore be less than significant.

22
23 2. Mitigation.

24 The project has been modified to mitigate or avoid the potentially
25 significant impacts by the following mitigation measures, which are hereby
26 adopted and will be implemented as provided in the Mitigation, Monitoring,
27 and Reporting Program.

28 a. Any petroleum contaminated materials and/or buried trash/debris

1 encountered during soil removal and/or grading shall be evaluated
2 by an experienced environmental consultant prior to removal, and be
3 deposited of according to the California Department of Toxic
4 Substances Control (DTSC) and County Department of
5 Environmental Health regulations.

6 b. Users of hazardous materials such as paints, roofing materials and
7 solvents during construction shall comply with applicable federal,
8 state, and local regulation requiring elimination and reduction of
9 waste at the source by prevention of leakage and by segregation of
10 hazardous wastes. To ensure compliance, a Construction Waste
11 Management Plan shall be prepared and enforced by the
12 construction superintendent.

13 c. In the event that any subsurface hazardous materials are found
14 during grading, trenching, or construction, all activity in the area of
15 discovery and/or in an appropriate radius of the area of discovery
16 shall temporarily cease and the County of Riverside Environmental
17 Health Department shall be notified. Prior to the resumption of any
18 construction activity in the area of discovery, the site shall be
19 deemed safe by the Riverside County Environmental Health
20 Department.

21 d. If soil is to be exported to or from the site during grading and other
22 construction activities, the transported soil shall be sampled for
23 contaminants prior to proposed use or disposal and handled in
24 accordance with prevailing environmental laws and regulations,
25 including Land Disposal Restrictions, if applicable.

26 e. Concurrent with earth-moving activities, on-site soils that have been
27 extensively used for farming shall be tested for pesticides and
28

1 herbicides. Proper investigation and remedial actions, if necessary,
2 shall be conducted under the oversight of and approved by a
3 government agency such as the Regional Water Quality Control
4 Board (RWQCB) and the State of California Department of Toxic
5 Substances Control (DTSC).

6 f. Concurrent with earth-moving activities, containers of paint and oil
7 present on the project site shall be properly contained and removed
8 in accordance with applicable regulations and laws.

9 g. The Master Developer shall supply a copy of the "Homeowner's and
10 Renter's Guide to Residential Environmental Hazards" to all
11 residential home purchasers and tenants of the project. The
12 document is available through the California Association of Realtors
13 (CAR).

14 h. If the on-site school site receives State funding for acquisition or
15 construction, environmental review and oversight by the State of
16 California Department of Toxic Substances Control shall occur as
17 required by State law.

18 I. Hydrology and Water Quality

19 1. Impacts.

20 The drainage pattern of the site and its tributary areas would not be
21 substantially altered and there would be no alteration of a stream or river
22 course. As such, there would be no direct or indirect erosion effects.

23 The project would not install any water wells or physically impact any
24 existing wells. Project grading would not extend to the depth of the
25 groundwater table and water would continue to percolate into the
26 groundwater table in the same general manner as planned by the Homeland
27 and Romoland Master Drainage Plans ("MDPs"). The project would,
28

1 therefore, not deplete or substantially interfere with groundwater recharge
2 or groundwater supplies, and impacts would not be significant.

3 The project would install the necessary on-site and off-site storm drain
4 facilities, including five detention basins, so that runoff flows would not
5 exceed the capacity of existing or planned stormwater drainage systems.
6 Additionally, the project is required to prepare a Storm Water Pollution
7 Prevention Plan (SWPPP) and obtain coverage under Construction General
8 Permit, 99-08-DWQ and to implement source control and treatment control
9 BMPs as specified in its Water Quality Management Plan (WQMP) to
10 reduce all water quality impacts to below a level of significance.

11 The project site is not located within a 100-year Flood Hazard Area as
12 mapped by the County or FEMA; therefore, no impacts associated with
13 flood hazards would occur

14 The project would not expose people or structures to a significant loss,
15 injury, or death involving flooding because the site is not located in existing
16 mapped flood zones and no new flood hazards would be created by project
17 implementation.

18 Project implementation would not result in a measurable increase to the
19 amount of surface water in any water body, and impacts would be less than
20 significant.

21 The project would not cause significant changes to absorption rates reduce
22 the volume of water discharged at the site's southwestern corner, in
23 substantial conformance to the Homeland MDP and Romoland MPD.
24 Although the rate and amount of surface runoff be changed by the project,
25 this change would not cause or create adverse effects to any element of the
26 physical environment, and impacts would be less than significant.

27 With mandatory project adherence to a site-specific WQMP, impacts to
28

1 water bodies (Canyon Lake and Lake Elsinore) that exceed water quality
2 standards would be less than significant.

3 With the mandatory requirements to obtain coverage under Construction
4 General Permit, 99-08-DWQ, prepare and implement a SWPPP, and
5 implement source control and treatment control BMPs as specified in the
6 project's WQMP, surface and groundwater water quality impacts would be
7 reduced to below a level of significance.

8 2. Mitigation.

9 No mitigation is required.

10 J. Noise

11 1. Impacts.

12 No stationary noise sources are proposed. The project's vehicle traffic
13 would contribute less than significant noise increases. In the year 2010, the
14 project would contribute less than a 3.0 dBA noise increase where CNEL
15 levels exceed 65 dBA, and where the project would contribute more than a
16 3.0 dBA noise increase, the CNEL would not exceed 65 dBA. At General
17 Plan buildout, the project would contribute less than a "barely perceptible"
18 3 dBA noise level increase.

19 The project would result in temporary increases in ambient noise levels in
20 the project vicinity due to project-related construction activities. This
21 impact would be reduced to below a level of significance with the
22 incorporation of the mitigation measures listed below.

23 Noise sensitive residential lots and the school site proposed on the project
24 site could be exposed to exterior and interior noise levels above the County
25 of Riverside noise level standards. This impact would be reduced to less
26 than significant levels with the incorporation of the mitigation measures
27 listed below.
28

1 If project grading activities require rock blasting within 200 feet of
2 occupied residential homes or rock drilling within 500 feet of occupied
3 residential homes, vibration and noise impacts would be significant. Such
4 impacts would be reduced to less than significant levels with application of
5 the mitigation measures identified below.

6 2. Mitigation.

7 The project has been modified to mitigate or avoid the potentially
8 significant impacts by the following mitigation measures, which are hereby
9 adopted and will be implemented as provided in the Mitigation, Monitoring,
10 and Reporting Program.

- 11 a. Concurrent with project site excavation and grading, the
12 construction contractors shall equip all construction equipment,
13 fixed or mobile, with properly operating and maintained mufflers,
14 consistent with manufacturer's standards. The construction
15 contractor shall place all stationary equipment so that emitted noise
16 is directed away from nearby noise sensitive receptors.
- 17 b. Concurrent with construction activities, the construction contractor
18 shall locate equipment staging in areas that would create the greatest
19 practical distance between construction-related noise sources and
20 noise sensitive receptors.
- 21 c. Concurrent with grading and construction activities, the construction
22 contractor shall limit all construction-related activities that would
23 result in high noise levels to hours to be determined by County staff,
24 consistent with the County Noise Ordinance No. 847.
- 25 d. Concurrent with construction activities, the construction contractor
26 shall limit haul truck deliveries to the same hours specified for
27 construction equipment. To the extent feasible, haul routes shall not
28

1 pass noise-sensitive land uses or occupied residential dwellings.

2 e. Prior to the final building inspection for lots 458, 459, and 476
3 facing Mapes Road, a 6.0-foot high property line noise barrier shall
4 be constructed at these lots. Prior the final building inspection for
5 lots 586 through 592 and 710 through 714, a 6.5-foot high noise
6 barrier shall be constructed toward the rear of these lots, within the
7 landscaped interface with Menifee Road. The noise barriers shall be
8 located between the adjacent roadways and exterior living areas.
9 Indicated barrier heights are assumed to the top of the slope, above
10 pad or roadway elevation, whichever is greater. Where applicable,
11 the barriers should wrap around the ends of the dwelling units to
12 prevent flanking of noise into the project site. The barriers shall
13 weigh at least 3.5 pounds per square foot of face area, present a solid
14 face from top to bottom, and have no unnecessary openings,
15 decorative cutouts or line-of-site openings between shielded areas
16 and the roadways. All gaps (except for weep holes) shall be filled
17 with grout or caulking. The recommended noise barriers may be
18 constructed using one of the following materials:

- 19 • Masonry block;
- 20 • Stucco veneer over wood framing (or foam core), or 1-
21 inch thick tongue and groove wood of sufficient weight per
22 square foot;
- 23 • Glass (0.25-inch thick); or other transparent material with
24 sufficient weight per square foot;
- 25 • Earthen berm; or
- 26 • Any combination of these construction materials.

27 f. Prior to the construction of the school site, a site-specific noise study
28

1 shall be prepared based on the site configuration and architecture of
2 the proposed school. Noise attenuation shall occur as required by
3 the final noise study.

4 g. Prior to the final building inspection for lots 586 through 592 and
5 710 through 714 facing Menifee Road, a "windows closed"
6 condition requiring a means of mechanical ventilation and upgraded
7 dual glazed windows with a minimum Sound Transmission Class
8 (STC) rating of 31 shall be required.

9 h. Prior to the final building inspection for lots 1 through 9 facing
10 Briggs Road and lots 229 through 250, 456 through 459, 473
11 through 477, 483, 508, 509, 510, 516, 517, and 518 facing Mapes
12 Road, a "windows closed" condition requiring a means of
13 mechanical ventilation and standard dual glazed windows with a
14 minimum Sound Transmission Class (STC) rating of 26 shall be
15 required.

16 i. Prior to obtaining building permits, a final noise study shall be
17 prepared to evaluate the effects of the precise building placement,
18 design, and material used for construction on noise impacts, and the
19 study shall be approved by the County Department of Industrial
20 Hygiene.

21 j. If rock blasting is required within 200 feet of any occupied
22 residential home, school, or noise-sensitive land use, alternate rock
23 breaking methods must be used in lieu of traditional explosives as
24 approved by the County Department of Industrial Hygiene.
25 Examples are non-explosive methods such as a non-explosive
26 rockbreaking cartridge that breaks the rock with reduced noise and
27 vibration. Also, explosive charge weights shall be reduced to a
28

1 weight approved by County Department of Industrial Hygiene when
2 used within 200 feet of any occupied residential home.

- 3 k. If rock drilling occurs at distances of less than 500 feet from an
4 occupied residential home, school, or other noise-sensitive land use,
5 a temporary barrier shall be erected between the drilling and the
6 noise-sensitive property.

7 K. Public Services

8 1. Impacts.

9 Implementation of the project will not result in the need to construct or
10 physically alter a fire station, sheriff station, library, or public health
11 facility. Construction and operation of the on-site proposed school is
12 evaluated throughout EIR No. 482 and mitigation measures are identified
13 under the appropriate issue heading for all identified significant impacts
14 resulting from the construction of the on-site facility.

15 2. Mitigation.

16 No mitigation is required.

17 L. Recreation

18 1. Impacts.

19 The environmental impacts associated with the construction and operation
20 of on-site recreational facilities are evaluated throughout EIR No. 482.
21 Where potentially significant impacts are identified, mitigation measures
22 are recommended to reduce the impact to below the level of significance.
23 No off-site parks or recreational improvements are proposed or required;
24 accordingly, no impacts would result from any such improvements.

25
26 The project would provide 108.1 acres of recreational and open space land
27 uses. The incremental demand in usage of off-site facilities is not expected
28 to be significant enough to cause physical deterioration of existing facilities

1 within the region.

2 The project would provide a variety of public and private recreational
3 facilities, which totals more acreage than required by the County; therefore,
4 the project would fulfill State Quimby Act requirements and a significant
5 impact would not occur.

6 The project would accommodate the Regional Trail designated by the
7 General Plan along Briggs Road, and would provide multi-purpose trails
8 throughout the project site. Impacts associated with the construction of
9 these on-site trails are evaluated throughout EIR No. 482. Due to the
10 provision of an extensive on-site trails network, it is not anticipated that
11 future project residents would use off-site recreational trails such that they
12 would be degraded or otherwise impacted

13 2. Mitigation.

14 No mitigation is required.

15 M. Transportation and Traffic

16 1. Impacts.

17 Implementation of the project would cause impacts to local, regional, and
18 freeway traffic, as more thoroughly documented in EIR No. 482.
19 Application of the mitigation measures identified below would reduce all
20 direct project-related impacts to local and regional traffic to below levels of
21 significance. Additionally, as regulatory requirements, the project is
22 required to pay the Transportation Uniform Mitigation Fee (TUMF) in
23 accordance with the fee schedule in effect at the time of issuance of
24 building permits (pursuant to County Ordinance No. 824), Development
25 Impact Fees (DIF) in accordance with the fee schedule in effect at the time
26 of issuance of building permits (pursuant to County Ordinance No. 659),
27 and its share of Lakeview/Nuevo Road and Bridge Benefit District (RBBP)
28

1 fee. Funds collected under these fee programs are used to fund local and
2 regional transportation improvements. Cumulative impacts to freeway
3 mainlines is addressed below under "Transportation and Traffic – Project
4 Specific and Cumulative."

5 As a standard condition of project approval, the County will require the
6 provision of on-site parking for all proposed land uses in accordance with
7 the parking requirements specified in the Specific Plan Zoning Ordinance,
8 thereby ensuring impacts due to parking remain below a level of
9 significance.

10 The site is not located in proximity to an airport or within an airport
11 influence area or safety zone; therefore, no impact to air traffic patterns
12 would result from the project.

13 The project would not have an impact on waterborne, rail, or air traffic.

14 No unsafe design features are proposed by the project. The project would
15 not introduce incompatible uses to the traffic in the area. As such, no
16 significant impacts due to design features would occur.

17 Maintenance of the roadway facilities proposed by the project would not
18 result in any significant impacts to the environment other than those which
19 have been identified and mitigated for in EIR No. 482.

20 Project construction and installation of the off-site municipal storm drain
21 and sewer lines in Mapes Road and Watson Road would involve short-term
22 interruptions to traffic. Implementation of the mitigation measures
23 identified below would reduce these impacts to less than significant levels.

24 Adequate emergency access to the site would be provided; therefore, no
25 significant impact due to inadequate emergency access would occur.

26 The project would provide alternative transportation opportunities in the
27 form of pedestrian pathways, bicycle lanes, and an equestrian trail segment
28

1 and equestrian staging area. The project also would not preclude the
2 Riverside Transit Authority from extending service to the area. For these
3 reasons, the project would result in less than significant impacts due to a
4 conflict with adopted policies supporting alternative transportation.

5 2. Mitigation.

6 The project has been modified to mitigate or avoid these potentially
7 significant impacts by the following mitigation measures, which are hereby
8 adopted and will be implemented as provided in the Mitigation, Monitoring,
9 and Reporting Program.

10 On-Site Improvements

- 11 a. On-site traffic signing and striping shall be implemented in
12 conjunction with detailed construction plans for the project site.
- 13 b. Sight distance at each project access roadway shall be reviewed with
14 respect to standard Caltrans and County of Riverside sight distance
15 standards at the time of preparation of final grading, landscape, and
16 street improvement plans.
- 17 c. The project applicant shall participate in the phased construction of
18 off-site traffic signals through required participation in the County's
19 traffic signal fee program.
- 20 d. The project shall construct Menifee Road at its ultimate half-section
21 width as an Urban Arterial roadway from Mountain Avenue to
22 Mapes Road.
- 23 e. The project shall construct Mountain Avenue at its ultimate half-
24 section width as a Collector roadway (34-foot part width) from
25 Menifee Road to Gunther Road / Driveway 2.
- 26 f. The project shall construct Mountain Avenue at its ultimate half-
27 section width as a Collector roadway (34-foot part width) from the
28

1 Malone Road boundary to Briggs Road.

2 g. The project shall construct Mapes Road at its ultimate half-section
3 width as a Secondary roadway (34-foot part width) from Menifee
4 Road to Briggs Road.

5 h. The project shall construct Briggs Road at its ultimate half-section
6 width as a Collector roadway (34-foot part width) from Mountain
7 Avenue to Mapes Road.

8 i. The project shall be responsible for design and construction of a
9 traffic signal at the intersection of Menifee Road (NS) and Project
10 Driveway 1 (EW) during the first phase of project construction.
11 This signal is not eligible for free credit.

12 j. The project shall provide stop sign, stop bar, and stop legend at all
13 project driveways that intersect with public roadways and do not
14 meet traffic signal warrants.

15 k. Prior to the first building permit final inspection for Project Phase I
16 (Specific Plan Planning Areas 1, 2, 3, 16, 18A, 18B, 18D, 20A, 20B,
17 and 22D), the following intersections shall be improved in
18 accordance with the geometrics specified in the County Conditions
19 of Approval for Specific Plan No. 344 Tentative Tract Map No.
20 35045:

- 21 -Intersection of Menifee Road (NS) and Mapes Road (EW)
- 22 -Intersection of Menifee Road (NS) and Mountain Avenue (EW)
- 23 -Intersection of Menifee Road (NS) and Site Driveway 1 (EW)
- 24 -Intersection of Site Driveway 2 (NS) and Mountain Avenue (EW)

25 l. Prior to the first building permit final inspection for Project Phase II
26 (Specific Plan Planning Areas 12 and 15), the following
27 intersections shall be improved in accordance with the geometrics
28 specified in the County Conditions of Approval for Specific Plan

No. 344 and Tract Map No. 35045:

- Intersection of Briggs Road (NS) and Mapes Road (EW)
- Intersection of Site Driveway 4/Malone Road (NS) and Mapes Road (EW)
- Intersection of Briggs Road (NS) and Site Driveway 5 (EW)
- Intersection of Site Driveway 3 (NS) and Mapes Road (EW)

- m. The project applicant shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of building permits, pursuant to County Ordinance No. 824 (see Table 4.13-16 of EIR No. 482 for a listing of the off-site improvements toward which funding would be allocated).
- n. The project applicant shall be required to pay the Riverside County Development Impact Fees (DIF) in accordance with the fee schedule in effect at the time of issuance of building permits, pursuant to County Ordinance No. 659 (see Table 4.13-16 of EIR No. 482 for a listing of the off-site improvements toward which funding would be allocated).
- o. Prior to the recordation of any final map, the project applicant shall participate in a Road and Bridge Benefit District (RBBB) for the Lakeview/Nuevo area and pay its share of RBBB fees, including an interim RBBB Fee as determined by the County.
- p. Prior to the commencement of construction for each phase of the project and installation of the off-site municipal storm drain line alignment in Mapes Road and the off-site sewer lines in Mapes and Watson Roads, a traffic management plan shall be developed by the construction supervisor to minimize traffic flow interference from construction activities. Construction traffic shall be scheduled to not

1 interfere with peak hour traffic on adjacent roadways and to
2 minimize obstruction of through traffic lanes. If necessary, a flag
3 person shall be retained by the construction supervisor to control
4 construction traffic flowing into and out of the site and along Mapes
5 Road, and to maintain safety on adjacent roadways during
6 construction.

7 M. Utility and Service Systems

8 1. Impacts.

9 The project would not require the installation of new water lines or water
10 treatment facilities outside of the project boundary and disturbance footprint
11 analyzed EIR No. 482. Impacts associated with the construction of such
12 facilities would be less than significant.

13 EMWD has indicated an ability to serve the project based on planned and
14 existing water infrastructure and supplies as documented in the water
15 supply assessment included as Appendix L of Final EIR No. 482. As such,
16 impacts to water supply would be less than significant.

17 Development of the project will not require or result in the construction or
18 expansion of new wastewater treatment facilities; as such, impacts to
19 wastewater treatment facilities would be less than significant.

20 The project's contribution to daily or total landfill capacity reduction is
21 considered a potentially significant direct and cumulative impact. This
22 impact would be reduced to less than significant levels with application of
23 the mitigation measures identified below.

24 The majority of utilities proposed by the project would be constructed on-
25 site. The impacts from the construction of these utilities on the physical
26 environment are evaluated throughout EIR No. 482. Off-site utilities
27 proposed by the project would be constructed within existing roadway
28

1 right-of-ways. Impacts from the construction of the off-site municipal
2 storm drain line and off-site sewer lines also are analyzed throughout EIR
3 No. 482. Where physical impacts are identified, they are evaluated and
4 mitigated for throughout the individual sections of EIR No. 482.

5 2. Mitigation.

6 The project has been modified to mitigate or avoid the potentially
7 significant impacts by the following mitigation measures, which are hereby
8 adopted and will be implemented as provided in the Mitigation, Monitoring,
9 and Reporting Program.

10 a. During construction activities, the project developer shall pursue and
11 implement any available and feasible source reduction programs for
12 the disposal of non-hazardous construction materials to the
13 satisfaction of the Riverside County Waste Management
14 Department. These shall include, but not be limited to reusing,
15 salvaging, or recycling the project's non-hazardous construction and
16 demolition waste through a recycling facility that handles this type
17 of waste.

18 b. In accordance with the California Solid Waste Reuse and Recycling
19 Access Act of 1991, Cal Pub Resources Code §42911, the project
20 shall provide adequate areas for collecting and loading recyclable
21 materials where solid waste is collected. The collection areas are
22 required to be shown on construction drawings and shall be in place
23 before final building inspection.

24 **BE IT FURTHER RESOLVED** by the Planning Commission that all applicable regulatory
25 requirements and feasible mitigation measures to reduce environmental impacts have been considered and
26 are applied as conditions of the project approval, yet the following impacts resulting from the project's
27 approval cannot be fully mitigated and will be only partially avoided or lessened by the mitigation
28

1 measures hereinafter specified; a statement of overriding findings is therefore included herein:

2 A. Land Use and Planning and Air Quality (Air Quality Management Plan Consistency):

3 1. Impacts.

4 Because the project proposes an amendment to the Riverside County
5 General Plan that would increase development intensity on the site, the
6 project would not be consistent with the South Coast Air Quality
7 Management District's (SCAQMD's) Air Quality Management Plan
8 ("AQMP") growth assumptions; therefore, the project would cumulatively
9 impact the attainment of this long range plan. Impacts due to a conflict
10 with the AQMP are evaluated as significant and unavoidable even after the
11 incorporation of mitigation measures.

12 2. Mitigation.

13 Mitigation measures are identified below under the issue area of Air
14 Quality. No additional mitigation measures are available to reduce the
15 project's conflict with the SCAQMD's AQMP during long-term operation
16 of the project beyond those identified below for Air Quality.

17 Notwithstanding the foregoing, implementation of the mitigation measures
18 described below for the issue of Air Quality will not be sufficient to
19 mitigate impacts due to a conflict with the SCAQMD AQMP during long-
20 term operation to below levels of significance. Even with implementation
21 of all feasible mitigation measures, the project would exceed the growth
22 projections as assumed in the AQMP and would thereby inhibit the ability
23 of the region to achieve regional air quality objectives.

24 The significant and unavoidable land use impacts may be further reduced
25 under the No Project/Agricultural Alternative, Reduced Density Alternative,
26 Existing General Plan Alternative, and the On-Site Drainage Avoidance
27 Alternative discussed in the Final EIR, but the EIR identifies no other
28

1 mitigation measures or alternatives that would reduce these impacts to a
2 level below significant. The County finds that specific economic, legal,
3 social, technological, or other considerations make infeasible the No
4 Project/Agricultural Alternative, Reduced Density Alternative, Existing
5 General Plan Alternative, and the On-Site Drainage Avoidance Alternative,
6 even though implementation of any of these alternatives would reduce these
7 impacts, as described more fully in the EIR and these Findings.

8 B. Air Quality (Construction and Operational Emissions)

9 1. Impacts.

10 Construction of the project would result in NO_x and VOC emissions that
11 would exceed the SCAQMD thresholds, resulting in significant short-term
12 impacts to air quality. The mitigation measures listed below would reduce
13 the severity of these short-term construction related emissions, but not
14 below levels of significance.

15 Long-term emissions from the project-related mobile sources would exceed
16 the SCAQMD significance thresholds for CO, VOC, and NO_x, and result in
17 a significant air quality impact. The mitigation measures listed below
18 would reduce the severity of these short-term construction related
19 emissions, but not below levels of significance.

20 For both construction-related and operational-related emissions, the project
21 would result in a cumulatively considerable increase in O₃, PM₁₀, PM_{2.5},
22 CO, VOC, and NO_x. The mitigation measures listed below would reduce
23 the severity of the cumulative contribution, but not below levels of
24 significance.

25 2. Mitigation.

26 The project has been modified to reduce the severity of these potentially
27 significant impacts by the following mitigation measures, which are hereby
28

1 adopted and will be implemented as provided in the Mitigation, Monitoring,
2 and Reporting Program.

3 a. During grading and construction activities, the Applicant/Builder
4 shall comply with the requirements of SCAQMD Rule 403, Fugitive
5 Dust. Applicable Rule 403 measures consist of the following:

6 1) Apply nontoxic chemical soil stabilizers according to the
7 manufacturer's specifications to all inactive construction areas
8 (previously graded areas inactive for ten days or more).

9 2) All trucks hauling dirt, sand, soil, or other loose materials are
10 to be covered or shall maintain at least two feet of freeboard (i.e.,
11 vertical space between the top of the load and the top of the trailer)
12 in accordance with the requirements of California Vehicle Code
13 (CVC) Section 23114.

14 3) Pave construction access roads at least 100 feet onto the site
15 from the main road.

16 4) Traffic speeds on all unpaved roads shall be reduced to 15
17 mph or less.

18 5) Water active sites at least twice daily (Locations where
19 grading is to occur shall be thoroughly water prior to earth-moving).

20 b. Construction contractors shall adhere to the commercial idling
21 restrictions as set forth in SCAQMD Rule 2449 and California Air
22 Resources Board (CARB) Section 2485, Airborne Toxic Control
23 Measure to Limit Diesel Fueled Motor Vehicle Idling. During all
24 phases of construction, all contractors shall restrict idling time to
25 five minutes or less in any given hour.

26 c. The project shall comply with Title 24 of the California Code of
27 Regulations established by the Energy Commission regarding
28

1 energy conservation standards.

2 d. During grading and construction activities, the project shall comply
3 with the following dust measures as specified in the SCAQMD
4 CEQA Air Quality Handbook:

5 1) Soil disturbing activities, including excavating and grading
6 operations, shall be suspended when wind speeds exceed 25 mph
7 (measured as instantaneous gusts) and make dust control difficult.

8 2) Disturbed areas shall be revegetated as quickly as possible.
9 Also refer to SCAQMD Rule 1186.

10 3) All streets shall be swept once a day if visible soil materials
11 are carried to adjacent streets (recommend water sweepers with
12 reclaimed water).

13 4) "Spill-over" effects shall be minimized by washing dirt from
14 vehicles or installing wheel washers where vehicles enter and exit
15 unpaved roads onto paved roads.

16 5) All on-site roads shall be paved as soon as feasible, watered
17 periodically, or chemically stabilized.

18 6) Areas disturbed by clearing, grading, earth-moving, or
19 excavation operations shall be minimized at all times.

20 e. The construction contractor shall select the construction equipment
21 used on site based on low emission factors and high energy
22 efficiency. The construction contractor shall ensure that
23 construction grading plans include a statement that all construction
24 equipment shall be tuned and maintained in accordance with the
25 manufacturer's specifications.

26 f. Prior to construction commencement and throughout project
27 buildout, all on-site vehicles' and equipment emissions shall be
28

1 controlled through regularly scheduled engine maintenance and low-
2 emissions tune-ups according to manufacturers' recommendations.

3 g. The construction contractor shall utilize low emission alternative
4 fueled construction equipment in lieu of gasoline powered engines
5 wherever feasible.

6 h. The construction contractor shall ensure that construction grading
7 plans include a statement that work crews shall shut off equipment
8 when not in use. During smog season (May through October), the
9 overall length of the construction period shall be extended, thereby
10 decreasing the size of area prepared each day, to minimize vehicles
11 and equipment operating at the same time.

12 i. The construction contractor shall time all construction activities so
13 as not to interfere with peak hour traffic and minimize obstruction of
14 through traffic lanes adjacent to the site. The construction contractor
15 shall provide temporary traffic controls such as a flag person during
16 all phases of construction to maintain smooth traffic flow.

17 j. The construction contractor shall support and encourage ridesharing
18 and transit incentives for the construction crew.

19 k. The project shall comply with SCAQMD Rule 1113 by using pre-
20 coated / natural colored building materials, water-based or low-VOC
21 coatings, and coating transfer or spray equipment with higher
22 transfer efficiency.

23 l. Mass grading operations on the project site shall be completed
24 before issuance of a use or occupancy permit for the on-site school
25 site and day-care center.

26 m. Parking areas for construction workers shall be designated in areas
27 that avoid conflict with vehicle travel movements on public
28

1 roadways.

- 2 n. Coatings and solvents with a VOC content lower than required
3 under SCAQMD Rule 1113 (100 grams/liter of VOC) shall be used,
4 if commercially available. Construction drawings shall indicate that
5 contractors shall use High Pressure Low Volume (HPLV) paint
6 applicators with a minimum transfer efficiency of 50% or other
7 application techniques with equivalent or higher transfer efficiency.
8 o. Signs shall be posted along public roadways abutting the project
9 site, indicating the contact name and phone number of the entity to
10 be contacted to report concerns about airborne dust during project
11 construction. The entity shall either be a Riverside County, project
12 contractor, or Project applicant representative who is designated to
13 resolve such concerns.

14 Notwithstanding the foregoing, the implementation of the mitigation
15 measures described above will not be sufficient to mitigate impacts to air
16 quality to below levels of significance. Even with implementation of all
17 feasible mitigation measures, the project would have a significant and
18 unavoidable short-term air quality impact resulting from NO_x and VOC
19 emissions, a significant and unavoidable long-term air quality impact
20 resulting from the project-related mobile source emissions of CO, VOC,
21 and NO_x, and a significant cumulative contribution to cumulatively
22 considerable increase in O₃, PM₁₀, PM_{2.5}, CO, VOC, and NO_x.

23 Notwithstanding the foregoing, the implementation of the mitigation
24 measures described above will not be sufficient to mitigate construction-
25 related and operational-related impacts to air quality to below levels of
26 significance.
27

1 The significant and unavoidable land use impacts may be further reduced
2 under the No Project/Agricultural Alternative, Reduced Density Alternative,
3 Existing General Plan Alternative, and the On-Site Drainage Avoidance
4 Alternative discussed in the Final EIR, but the EIR identifies no other
5 mitigation measures or alternatives that would reduce these impacts to a
6 level below significant. The County finds that specific economic, legal,
7 social, technological, or other considerations make infeasible the No
8 Project/Agricultural Alternative, Reduced Density Alternative, Existing
9 General Plan Alternative, and the On-Site Drainage Avoidance Alternative,
10 even though implementation of any of these alternatives would reduce these
11 impacts, as described more fully in the EIR and these Findings. In that
12 regard:

13 (a) The No Project/Agricultural Alternative, Reduced Density
14 Alternative, Existing General Plan Alternative, and the On-Site Drainage
15 Avoidance Alternative will not allow the County to fully achieve the goals
16 and objectives of the project as stated on pages 3-1 and 3-2 of the Draft
17 EIR.

18 (b) The No Project/Agricultural Alternative will not assist the
19 County in accommodating future projected population increases. Further,
20 this alternative would be economically infeasible because the project
21 applicant purchased the project site to develop the project and would
22 receive no return on its investment if the project did not go forward.
23 Additionally, under this alternative major drainage improvements as
24 recommended by the Romoland and Homeland MDPs would not be
25 implemented to resolve regional drainage issues, and alternative funding
26 sources for these necessary improvements would need to be identified.
27
28

1 (c) The Reduce Density Alternative, Existing General Plan
2 Alternative, and the On-Site Drainage Alternative would require major
3 drainage infrastructure improvements as required pursuant to the Romoland
4 and Homeland MDPs, and the cost of such improvements cannot be
5 accommodated with the reduction in the number of residential dwelling
6 units that would occur under each alternative. Thus, these alternatives
7 would be economically infeasible because the project applicant would
8 receive no return on its investment if any of these alternatives were
9 approved in lieu of the project.

10 (d) The Existing General Plan Alternative would develop the
11 318-acre project site with one-acre minimum lot sizes, as opposed to the
12 mixture of low density, medium density, and medium high density units as
13 proposed by the project. As a result, this alternative would be less effective
14 in providing a range of housing types, including housing types affordable to
15 lower income households. In addition, this alternative would provide
16 substantially less visual diversity as compared to the project.

17 (e) Implementation of the On-Site Drainage Avoidance
18 Alternative would result in a design for the school site that is isolated and
19 provided with only one point of access, which is not as desirable as the
20 design accommodated by the project that allows for two points of vehicular
21 access.

22
23 C. Transportation and Traffic (Cumulative Freeway Segments)

24 1. Impacts.

25 The project would contribute traffic to segments of Interstate 215 that
26 already operate below acceptable levels of service. Impacts would be
27 cumulative and temporary in nature and would be alleviated when planned
28 improvements are constructed by Caltrans and service levels improve. The

1 project's incremental contribution of traffic to I-215 mainline segments is
2 considered a significant and unavoidable cumulative impact, until freeway
3 segment improvements are made by Caltrans. The Riverside County
4 Transportation Commission ("RCTC") recently approved funding to
5 complete the I-215 widening. It is estimated that the widening will be
6 complete up to Nuevo Road by 2012 and the widening will be complete
7 between Nuevo Road and State Route 60 by 2015. Thus, it is estimated that
8 this temporary cumulative impact will be alleviated by 2015.

9
10 2. Mitigation.

- 11 a. The project applicant shall be required to pay the Transportation
12 Uniform Mitigation Fee (TUMF) in accordance with the fee
13 schedule in effect at the time of issuance of building permits,
14 pursuant to County Ordinance No. 824 (see Table 4.13-16 of EIR
15 No. 482 for a listing of the off-site improvements toward which
16 funding would be allocated).
- 17 b. The project applicant shall be required to pay the Riverside County
18 Development Impact Fees (DIF) in accordance with the fee schedule
19 in effect at the time of issuance of building permits, pursuant to
20 County Ordinance No. 659 (see Table 4.13-16 of EIR No. 482 for a
21 listing of the off-site improvements toward which funding would be
22 allocated).
- 23 c. Prior to the recordation of any final map, the project applicant shall
24 participate in a Road and Bridge Benefit District (RBBB) for the
25 Lakeview/Nuevo area and pay its share of RBBB fees, including an
26 interim RBBB Fee as determined by the County.

27 Implementation of the mitigation measures described above and additional
28 mitigation measures listed for direct impacts to Transportation and Traffic

1 will not be sufficient to mitigate cumulative impacts to I-215 freeway
2 segments, because there is no mechanism available for payment of fair
3 share contributions to mitigate freeway impacts. As noted above, the
4 Riverside County Transportation Commission (RCTC) has plans to widen
5 the I-215. According to a recent press announcement, the RCTC approved
6 funding for the completion of the entire I-215 widening project from the
7 junction of I-15/I-215 in Temecula to State Route 60 in Riverside. The
8 widening will cover 29.25 miles and is designed to relieve traffic
9 congestion and improve freeway operation. However, until physical
10 improvements are completed and acceptable levels of service are
11 maintained, the project's temporary cumulative impact will remain
12 significant. As noted above, it is estimated that the I-215 widening project
13 will be complete by 2015, with the segment from Temecula at the I-15 up to
14 Mapes Road (where the project is located) completed by 2012.

15 The significant and unavoidable cumulative impacts to freeway segments
16 may be further reduced under the No Project/Agricultural Alternative,
17 Reduced Density Alternative, Existing General Plan Alternative, and the
18 On-Site Drainage Avoidance Alternative discussed in the Final EIR, but the
19 EIR identifies no other mitigation measures or alternatives that would
20 reduce these cumulative impacts. Until the I-215 improvements planned by
21 RCTC are physically constructed (estimated to be complete by 2015),
22 impacts to freeway mainline segments would remain significant and
23 unmitigable under any alternative except for the No Project/Agricultural
24 Alternative. The County finds that specific economic, legal, social,
25 technological, or other considerations make infeasible the No
26 Project/Agricultural Alternative, Reduced Density Alternative, Existing
27 General Plan Alternative, and the On-Site Drainage Avoidance Alternative
28

1 described more fully in the EIR and these Findings. The No
2 Project/Agricultural Alternative, Reduced Density Alternative, Existing
3 General Plan Alternative, and the On-Site Drainage Avoidance Alternative
4 will not allow the County to fully achieve the goals and objectives of the
5 project, as provided on pages 3-1 and 3-2 of Final EIR No. 482. In
6 particular, the number of residential dwelling units planned for construction
7 would be reduced, thereby lowering the project applicant's economic
8 returns and constraining the Applicant's ability to fund and construct
9 regional drainage improvements as called for by the County's Romoland
10 and Homeland Area Drainage Plans (ADPs). These regional drainage
11 improvements are needed regardless of whether the project is constructed.
12 Under the No Project/Agricultural Alternative, Reduced Density
13 Alternative, Existing General Plan Alternative, or the On-Site Drainage
14 Avoidance Alternative, the County's regional drainage improvements
15 would need to be funded or partially funded by the County of Riverside or
16 other party, which would be unlikely and render the property undevelopable
17 until the drainage improvements were in place.

18 Near-term cumulative impacts to freeway segments are determined to be
19 acceptable due to the overriding social, economic, environmental, or other
20 benefits of the project, as more fully described in the Statement of
21 Overriding Considerations set forth below.

22 **BE IT FURTHER RESOLVED** by the Planning Commission of the County of Riverside that it
23 has considered the following alternatives identified in the EIR in light of the environmental impacts which
24 cannot be avoided or substantially lessened and has rejected those alternatives as infeasible for the reasons
25 hereinafter stated:
26

27 A. No Project/Agricultural Alternative

28 Under Section 15126.6(e)(2) of the CEQA Guidelines, the "No Project" Alternative

1 should consider what would be reasonably expected to occur in the foreseeable
2 future if the project were not approved, based upon the site's existing zoning,
3 General Plan designation, and ability to be served with available community
4 services. The No Project/Agricultural Alternative assumes that no development
5 would occur on the site. Non-irrigated row crop farming would continue to occur
6 as it does under existing conditions, which is the most realistic result if the project
7 is not approved.

- 8 1. The No Project/Agricultural Alternative would fail to implement the
9 Riverside County General Plan and Harvest Valley/Winchester Area Plan,
10 which designate the site for development with Very Low Density
11 Residential (VLDR-CD) land uses. Frontage improvements to Menifee
12 Road, Mapes Road, and Briggs Road would not occur, nor would any other
13 infrastructure improvements occur. Additionally, under this alternative
14 regional drainage improvements required pursuant to the Romoland and
15 Homeland Master Drainage Plans (MDPs) would not be implemented, and
16 the County would need to identify funding for these necessary
17 improvements from other sources.
- 18 2. The No Project/Agricultural Alternative would not provide for housing on
19 the site and would therefore not accommodate future projected population
20 as envisioned by the General Plan. As such, residential uses would need to
21 be constructed elsewhere within the County to accommodate the projected
22 population.
- 23 3. Emissions of PM₁₀ from farming operations (resulting from tilling and
24 preparing soils) have the potential to exceed SCAQMD thresholds, and no
25 mitigation would be required of the agricultural operator. Long-term PM₁₀
26 impacts would be potentially significant and unavoidable under the No
27 Project/Agricultural Alternative and would be greater than the project.
28

- 1 4. Potential impacts to burrowing owl could occur if the species moves onto
2 the site prior to tilling and other ground-disturbing activities associated with
3 the agricultural operations. Also, no mitigation for potential impacts to
4 burrowing owl would be required under this alternative, whereas potential
5 impacts to both species associated with the project would be fully mitigated.
- 6 5. Because no discretionary action would be required to farm the site, MSHCP
7 fee payment per County Ordinance No. 810 would not be required.
- 8 6. The No Project/Agricultural Alternative would meet none of the basic
9 project objectives because it would not provide for a master-planned
10 residential community, would not assist the County in accommodating
11 projected population increases, would not accommodate a K-8 school site
12 needed to serve the local area population, and would not implement
13 circulation and drainage infrastructure improvements. General Plan
14 Policies LU 2.1 and LU 3.1 specify that land use development be
15 accommodated in accordance with the patterns and distribution of use and
16 density depicted on the General Plan Land Use Map. Also, Policy LU 6.1
17 requires land uses to develop in accordance with the General Plan and Area
18 Plans to ensure land use compatibility. The No Project/Agricultural
19 Alternative would retain the site in a vacant agricultural condition and
20 would not result in development on the site in accordance with the General
21 Plan's Very Low Density Residential (VLDR-CD) land use designation.
- 22 7. The No Project/Agricultural Alternative would not meet the County's
23 General Plan Policy C.1.1 to design a transportation system in accordance
24 with the County's Circulation Plan. Namely, Circulation Element road
25 improvements to Menifee Road, Mapes Road, and Briggs Road would not
26 occur within the site or along the site's frontage under the No
27 Project/Agricultural Alternative.
28

1 B. Reduced Density Alternative

2 The Reduced Density Alternative proposes to develop the site with 531 low- and
3 medium-density residential land uses on 186.2 acres, open space land uses on 87.1
4 acres, and a school facility on 16.3 acres. This alternative was selected for
5 consideration in order to assess the potential environmental benefits of developing
6 the site less intensely, which would result in a concomitant reduction in air quality,
7 traffic, and noise impacts, and a lowering of demand placed on public services.

- 8
- 9 1. The Reduced Density Alternative would not be as effective in meeting the
10 goals of the project as described on pages 3-1 and 3-2 of the Final EIR in
11 that it would not provide for as much diversity in residential housing types
12 as compared to the project and would not be as effective in accommodating
13 the projected housing demand for western Riverside County.
 - 14 2. The Reduced Project Alternative reduces many of the project's
15 environmental impacts, especially in the areas of air quality and traffic, due
16 to the decreased number of residential dwelling units. However, this
17 Alternative does not eliminate the project's direct and cumulative
18 operational air quality impacts that cannot be reduced to a level below
19 significance with feasible mitigation.
 - 20 3. Traffic and circulation impacts associated with this alternative are estimated
21 to generate 5,856 ADT. The total number of ADT would be 1,487 trips less
22 than would be generated by the project (7,343 ADT). Even with the
23 reduction in the number of traffic trips, cumulative impacts associated with
24 the contribution of traffic to the freeway mainline system (which is under
25 the authority of Caltrans) would remain significant and not mitigated,
26 because no program exists to which Development Impact Fees for freeway
27 impacts may be paid. Until physical improvements planned for I-215 are
28 completed and acceptable levels of service are maintained, the cumulative

1 impact will remain significant.

2 4. The Reduced Density Alternative would accommodate 531 residential units
3 on-site, which would exceed the maximum 318 dwelling units allowed by
4 the site's existing General Plan designation as Very Low Density
5 Residential (VLDR-CD). As such, implementation of this alternative would
6 reduce, but would not eliminate, the project's conflict with the SCAQMD
7 AQMP because the alternative would accommodate more development than
8 was assumed in the plan. As such, impacts to land use and planning would
9 remain significant and unavoidable under this alternative.

10 5. The Reduced Density Alternative would not be economically feasible
11 because it would require the construction of regional drainage
12 improvements on-site pursuant to the Romoland and Homeland MDPs. The
13 cost of constructing these regional facilities cannot be supported by the 531
14 dwelling units proposed by this alternative.

15 C. Existing General Plan Alternative

16 Under the Existing General Plan Alternative, the site would be developed in a
17 manner consistent with the Very Low Density Residential (VLDR-CD) land use
18 designation assigned to the site by the County's General Plan. This Alternative
19 proposes a total of 205 residential dwelling units at an average residential density
20 of 1.0 unit per acre. This Alternative includes the construction of the "Mapes
21 Detention Basin" as called for by the Homeland/Romoland MDPs (described in
22 Final EIR Section 4.9.1). This Alternative was selected in order to assess the
23 potential environmental benefits of developing the site in a manner consistent with
24 the General Plan land use designation of VLDR-CD, which may result in a
25 concomitant reduction in land use, air quality, traffic, and noise impacts, and a
26 lowering of demand placed on public services

27 1. The Existing General Plan Alternative would not be as effective in meeting
28

1 the goals of the project as described on pages 3-1 and 3-2 of the Final EIR
2 in that it would not provide for as much diversity in residential housing
3 types as compared to the project and would provide significantly fewer
4 residential units to meet the housing demand in western Riverside County.
5 This alternative also would provide for less visual variety as compared to
6 the project as all lots would be constructed as minimum one-acre lot sizes,
7 as compared to the Low Density, Medium Density, and Medium High
8 Density Residential units accommodated by the project.

- 9
- 10 2. The Existing General Plan Alternative reduces many of the project's
11 environmental impacts, especially in the areas of air quality and traffic, due
12 to the decreased number of residential dwelling units. However, this
13 Alternative does not eliminate the project's direct and cumulative
14 operational air quality impacts that cannot be reduced to a level below
15 significance with feasible mitigation.
- 16 3. Traffic and circulation impacts associated with this alternative are estimated
17 to generate 1,962 ADT. The total number of ADT would be 5,381 trips less
18 than would be generated by the project (7,343 ADT). Even with the
19 reduction in the number of traffic trips, cumulative impacts associated with
20 the contribution of traffic to the freeway mainline system (which is under
21 the authority of Caltrans) would remain significant and not mitigated,
22 because no program exists to which Development Impact Fees for freeway
23 impacts may be paid. Until physical improvements planned for I-215 are
24 completed and acceptable levels of service are maintained, the cumulative
25 impact will remain significant.
- 26 5. The Existing General Plan Alternative would not be economically feasible
27 because it would require the construction of regional drainage
28 improvements on-site pursuant to the Romoland and Homeland MDPs. The

1 cost of constructing these regional facilities cannot be supported by the 205
2 dwelling units proposed by this alternative.

3 D. On-Site Drainage Avoidance Alternative

4 The On-Site Drainage Avoidance Alternative proposes that the site be developed in
5 a manner that avoids all on-site drainages and riparian habitat areas. Under this
6 alternative, Drainages I, II, III, IV, V, VI, VII, and VIII would be preserved as
7 "Open Space – Conservation" land use areas and would be precluded from future
8 development. The On-Site Drainage Avoidance Alternative proposes 490 low- and
9 medium-density residential dwelling units on 132.2 acres, open space land uses on
10 142.3 acres, and a school facility of 17.4 acres. The proposed circulation system
11 would comprise a total of 26.1 acres. This Alternative was selected for
12 consideration to assess the environment benefits of avoiding impacts to on-site
13 jurisdictional drainages and riparian habitat areas, which subsequently may result in
14 a concomitant reduction air quality, traffic, and noise impacts (as compared to the
15 project). The On-Site Drainage Avoidance Alternative is identified as the
16 Environmentally Superior Alternative.

- 17 1. The On-Site Drainage Avoidance Alternative would not be as effective in
18 meeting the goals of the project as described on pages 3-1 and 3-2 of the
19 Final EIR in that the alternative would provide only for low and medium
20 density residential uses, as compared to the low density, medium density,
21 and medium high density residential uses accommodated by the project and
22 would not be as effective in accommodating the projected housing demand
23 for western Riverside County.
- 24 2. The On-Site Drainage Avoidance Alternative reduces many of the project's
25 environmental impacts, especially in the areas of air quality and traffic, due
26 to the decreased number of residential dwelling units. However, this
27 Alternative does not eliminate the project's direct and cumulative
28

1 operational air quality impacts that cannot be reduced to a level below
2 significance with feasible mitigation.

3 3. Traffic and circulation impacts associated with this alternative are estimated
4 to generate 5,463 ADT. The total number of ADT would be 1,880 trips less
5 than would be generated by the project (7,343 ADT). Even with the
6 reduction in the number of traffic trips, cumulative impacts associated with
7 the contribution of traffic to the freeway mainline system (which is under
8 the authority of Caltrans) would remain significant and not mitigated,
9 because no program exists to which Development Impact Fees for freeway
10 impacts may be paid. Until physical improvements planned for I-215 are
11 completed and acceptable levels of service are maintained, the cumulative
12 impact will remain significant.

13 4. The On-Site Drainage Avoidance Alternative would accommodate 490
14 residential units on-site, which would exceed the maximum 318 dwelling
15 units allowed by the site's existing General Plan designation as Very Low
16 Density Residential (VLDR-CD). As such, implementation of this
17 alternative would reduce, but would not eliminate, the project's conflict
18 with the SCAQMD AQMP because the alternative would accommodate
19 more development than was assumed in the plan. As such, impacts to land
20 use and planning would remain significant and unavoidable under this
21 alternative.

22 5. The On-Site Drainage Avoidance Alternative would reduce the number of
23 residential dwelling units planned for construction as compared to the
24 project, thereby lowering the project applicant's economic returns and
25 constraining the Applicant's ability to fund and construct regional drainage
26 improvements on the site as called for by the County's Romoland and
27 Homeland Master Drainage Plans (MDPs). Under the On-Site Drainage
28

1 Avoidance Alternative, the County's regional drainage improvements
2 would need to be funded or partially funded by the County of Riverside or
3 other party, which would be unlikely and render the property undevelopable
4 until the drainage improvements were in place.

- 5 6. Preservation of on-site drainages as proposed under the On-Site Drainage
6 Avoidance Alternative would not serve to protect important environmental
7 resource, as impacts to wetland associated special-status plant and/or animal
8 species would not occur due to the patchy and isolated nature of the
9 drainages, the sparse stands of vegetation, and lack of perennial standing or
10 flowing water. In addition, on-site patches of riparian vegetation were not
11 shown to be present on historical aerial photographs of the site; thus, on-site
12 southern willow scrub is determined to be the result on anthropogenic
13 alterations.

14 E. Alternative Site

- 15 1. CEQA Guidelines Section 15126.6(f)(2) requires that an EIR identify
16 alternative sites to the project, but does not expressly require that it discuss
17 alternative locations for the project.
- 18 2. The project site is relatively flat and has been 100% disturbed by past and
19 current agricultural activity. Other vacant parcels in the area would not
20 have fewer environmental constraints than the project site. Development in
21 an alternative location in the area would also result in significant and
22 unavoidable short-term construction-related air quality impacts, long-term
23 cumulative air quality impacts, and a cumulative contribution to traffic on
24 freeway mainlines. In addition, developing the project in an alternative
25 location would not result in the construction of regional drainage
26 improvements as identified in the Romoland and Homeland MDPs, and the
27 County would therefore need to identify alternative funding sources for
28

1 these essential public improvements. Therefore, there is no environmental
2 benefit to considering development of the project at an alternate location.

3 **BE IT FURTHER RESOLVED** by the Planning Commission that it has balanced the benefits of
4 the project against the unavoidable adverse environmental effects thereof, and has determined that the
5 following benefits outweigh and render acceptable those environmental effects:

- 6 A. The project proposes to accommodate and construct regional drainage improvements on-
7 site that represent an improvement over the drainage design identified by the County's
8 Romoland and Homeland MDPs. Whereas the MDPs called for one large detention basin
9 on the property, the project will construct a series of five smaller detention basins with
10 shallow slopes that also will provide water quality bio-treatment functions by allowing
11 water to have prolonged contact time with vegetation. These regional improvements are
12 necessary to address regional drainage issues that exist in the area. In the absence of the
13 project, the County would need to identify alternative funding mechanisms to provide for
14 these essential public improvements.
- 15 B. The project proposes to implement frontage improvements for Mapes Road, Menifee Road,
16 and Briggs Road, along with the construction of circulation improvements on-site, which
17 would facilitate safe vehicular travel to, from, and within the site.
- 18 C. The project will construct 29.3 acres of recreational and trail uses on-site, which will help
19 to accommodate the recreational needs of both project and nearby residents.
- 20 D. The project accommodates a 16.3-acre K-8 school site, which will help meet the
21 educational needs of future project and area residents.
- 22 E. The project will provide two regional trail segments, including segments along the project's
23 frontage with Briggs Road and Menifee Road. Additionally, the project is adding an
24 equestrian staging area at the southwestern corner of Mountain Avenue and Briggs Road to
25 promote equestrian riding in the area and on the regional trail system. The project also
26 proposes a system of trails in a greenbelt system through the project site to supplement the
27 County's system of regional and community trails.
28

- 1 F. The project will provide a daycare site to assist the County in planning for childcare uses
2 for the region's population. The daycare site is placed in an area of community amenities,
3 being adjacent to the project's private recreation center and across the street from the
4 project's community park and a trailhead of the greenbelt system.
- 5 G. The project will make monetary contributions to Riverside County's Transportation
6 Uniform Mitigation Fee (TUMF) to assist in the construction of regional transportation
7 improvements. Additionally, monetary contributions will be made to the Lakeview/Nuevo
8 Road and Bridge Benefit District (RBBB) once it is formed to assist in the construction of
9 local transportation improvements.
- 10 H. The project will make monetary contributions to the Western Riverside County MSHCP to
11 assist in property acquisition and maintenance of habitat core and linkage areas.
- 12 I. The project will incorporate multiple design features to reduce operational energy
13 consumption beyond that required by Title 24 of the California Building Code. Specific
14 Plan No. 344 specifies that the construction of buildings and structures will exceed Title 24
15 requirements by at least 10 percent. Energy conservation features include, but are not
16 limited to, use of energy-efficient lighting, heating and cooling systems, and enhanced
17 insulation. Additionally, prospective homeowners will be offered the option of having
18 their homes pre-wired for solar technologies.

19 **BE IT FURTHER RESOLVED** by the Planning Commission that the State CEQA Guidelines
20 (Section 15126 (d)) require an EIR to discuss how the project could directly or indirectly lead to
21 economic, population, or housing growth. A project may be growth-inducing if it removes obstacles to
22 growth, taxes community service facilities, or encourages other activities which cause significant
23 environmental effects. The discussion is as follows:

24 A. Economic, Population, or Housing Growth

25 The project site would develop a maximum of 702 residential dwelling units, a
26 school, daycare center, and open space-recreation and conservation land uses on
27 318.0 acres and would result in an increase to the County's population by
28

1 approximately 2,113 persons. Projected growth quantifications for the project are
2 most meaningful for the geographic area covered by the Western Riverside County
3 Council of Governments (WRCOG). Although the project proposes an increase in
4 the number of residential units on-site, the project would not exceed the WRCOG
5 population growth forecasts.

6 In addition to increasing the planned supply of housing in the study area by 396
7 dwelling units, development of the on-site public facility land uses (elementary
8 school and daycare center) would increase overall job capacity throughout the
9 study area by approximately 80 jobs. Current General Plan policy and land use mix
10 designated within the study area has the inherent capacity to support 1.299 jobs per
11 household. In terms of jobs-housing objectives applicable to Riverside County, the
12 project does not materially affect the inherent capacity to provide a desirable
13 balance between local jobs and local housing that is commensurate with the robust
14 economy of Southern California.

15 "Jobs-to-housing ratio" measures the extent to which job opportunities in a given
16 geographic area are sufficient to meet the employment needs of area residents.
17 Despite generating an absolute increase in local employment capacity, the project
18 contributes to a marginal decrease in the overall ratio describing the overall jobs-
19 housing balance of the four-community study area (as described in Section 6.3 of
20 the Final EIR). The overall decline is negligible and equal to .003 jobs per
21 household, or a 0.21% reduction in the ratio describing the overall balance between
22 local jobs and housing that can be supported by General Plan policy for the study
23 area. The project would contribute to an overall jobs-housing ratio (1.299 jobs per
24 household), that exceeds economic gains in job growth and participation (1.241
25 jobs per household) realized by the Southern California economy.

26
27 With the development of the project, land use policy in the study area maintains the
28 capacity to host local job growth commensurate with relatively strong employment

1 gains that have characterized the Southern California economy since 2000. In
2 terms of broader jobs-housing policy objectives applicable to Riverside County, the
3 proposed development would not impede material progress toward a more
4 equitable relationship between jobs and housing opportunities that can be provided
5 in relatively close proximity.

6 The property is generally vacant and undeveloped. The surrounding area contains a
7 mixture of vacant, residential, and mobile home land use. Extension of urban
8 utilities (water and sewer lines) as proposed by the project could potentially act as
9 an inducement to other lands within the vicinity to undertake development. Any
10 induced development would be consistent with the existing General Plan and was
11 therefore accounted for in the County General Plan EIR (2003).

12 Indirect growth-inducing impacts at the local level result from a demand for
13 additional goods and services associated with the increase in project population.
14 This occurs in suburban or rural environments where population growth results in
15 increased demand for service and commodity markets responding to the new
16 population. This type of growth is, however, a regional phenomenon resulting
17 from introduction of a major employment center or regionally significant housing
18 project like the project. The implementation of the project would result in growth
19 inducing impacts of the region, but not beyond that which is already envisioned by
20 the General Plan.

21 **BE IT FURTHER RESOLVED** by the Planning Commission that the project will implement
22 applicable elements of the Riverside County General Plan as follows:

23 A. Land Use Element

24 General Plan Amendment No. 727 proposes to amend the General Plan designation
25 of VLDR-CD, one-acre minimum, to the following land use designations:
26 Community Development-Low Density Residential, 1/2 acre minimum (LDR-
27 CD); Community Development-Medium Density Residential, 2-5 dwelling units
28

1 per acre (du/ac) (MDR-CD); Community Development-Medium High Density
2 Residential, 5-8 du/ac (MHDR-CD); Open Space-Recreation (R); Open Space-
3 Water (OS-W); Open Space- Conservation (OS-C); and "Public Facilities (PF-
4 CD)" as reflected on the Land Use Plan of Specific Plan No. 344. Because the
5 project site would be developed with residential and public facility land uses in
6 accordance with the Community Development Foundation Component,
7 development of the site would be consistent with the General Plan Land Use
8 Element.

9 B. Circulation Element

10 Construction of improvements to Menifee Road, Mapes Road, and Briggs Road
11 would provide consistency with the designations assigned to these roadways by the
12 County General Plan Circulation Plan. The project's study area intersections are
13 projected to operate at acceptable levels of service during the peak hours with
14 implementation of roadway and traffic signal improvements listed in EIR Section
15 4.13, except for freeway segments in the short-term. All required roadway
16 improvements that are directly attributable to the project would be constructed as
17 part of the project. All fair share costs would be contributed for improvements to
18 affected off-site roadways through payment of required Transportation Uniform
19 Mitigation Fees (TUMF) and Development Impact Fees (DIF).

20 The General Plan identifies a Regional Trail along the eastern project boundary,
21 paralleling Briggs Road. Implementation of the Specific Plan would provide for
22 the requisite trail easement along Briggs Road along with an equestrian staging
23 area in the northeast corner of the project site along Briggs Road. Specifically, TR
24 No. 35045 identifies a 22-foot landscaped easement with a 10-foot wide regional
25 trail adjacent to the western side of Briggs Road. A 10-foot wide regional trail also
26 would be provided adjacent to the eastern side of Menifee Road.
27

28 C. Multipurpose Open Space Element

1 The project site is not identified for open space preservation by the General Plan or
2 the MSHCP. The site generally contains vacant and agricultural lands but the
3 County General Plan identifies the project site for future development with
4 residential land uses. As discussed in EIR Section 4.2, Agricultural Resources, the
5 site does not contain lands mapped as Prime, Unique, or Statewide Important
6 Farmland by the California Farmland Mapping and Monitoring Program (FMMP);
7 therefore, impacts to Farmlands would not occur. Property zoned for primarily
8 agricultural purposes (A-1-1) is identified adjacent to a portion of the southwest
9 corner boundary. Because the project is located within 300 feet of land zoned for
10 primarily agricultural purposes, a potentially significant impact to agricultural
11 lands may occur, although this impact would be reduced to less than significant
12 levels with mandatory compliance with County Ordinance No. 625.1.

13 Due to the presence of suitable habitat for the burrowing owl (BUOW) on the
14 project site, including rock outcrops, grassy areas, open scrub, California ground
15 squirrel burrows, and the species' migratory nature, the BUOW has the potential to
16 nest on site. If a BUOW is present at the time that grading and construction
17 activities commence, this could result in a potentially significant impact.
18 Mitigation for this potential impact is presented in EIR Section 4.5, Biological
19 Resources. With incorporation of mitigation measures specified in EIR Section
20 4.5, the project would be consistent with the Open Space Element of the General
21 Plan.

22 No known sensitive archaeological or paleontological resources are present;
23 however, the potential exists for the discovery of archaeological or paleontological
24 resources during grading and construction and mitigation measures are presented in
25 SEIR No. 482, Section 4.6 to reduce impacts to below a level of significance.
26 Additionally, the project site is not located within or adjacent to any identified
27 scenic corridors nor is it mapped within a valuable mineral resource area.
28

1 D. Safety Element

2 Any structures designated for development subsequent to the approval of the
3 project would be constructed in accordance with the California Building Code
4 (CBC) and any site-specific conditions imposed by the County Geologist; thus
5 insuring geologic safety. Due to the presence of shallow bedrock and the depth to
6 groundwater on the project site, the potential for liquefaction is considered to be
7 low, and impacts are considered to be less than significant. The project site is not
8 located within a blowsand area, is not located within a dam inundation area, and
9 would not conflict with any disaster preparedness plan. Compliance with the
10 requirements of the Riverside County Fire Department, and the required payment
11 of mitigation fees pursuant to Ordinance 659.6 would ensure fire safety. Lastly,
12 the land uses proposed for the project have little potential for storage of toxic
13 substances with the exception of household chemicals; however, toxic substances
14 in common household chemicals are of such a low concentration and volume that
15 they pose no significant impacts to human health and safety. EIR No. 482 Section
16 4.8 addresses remediation of potential hazardous wastes present on the site.

17 E. Noise Element

18 Construction activities would result in short-term noise levels above 65 dBA, and
19 future uses adjacent to Menifee Road and Briggs Road would be exposed to future
20 noise levels greater than 70 dBA CNEL and 65 dBA CNEL. To meet the County
21 of Riverside 65 dBA CNEL exterior noise standard, a noise barrier would have to
22 be constructed to buffer residential lots from portions of Mapes Road, Menifee
23 Road, and Briggs Road. Mitigation measures are included in Section 4.10 of EIR
24 No. 482. With incorporation of mitigation measures, the project would be
25 consistent with the General Plan Noise Element.

26 F. Housing Element

27 The net effect of the project on designated land use within the study area, which
28

1 encompasses the communities of Lakeview/Nuevo, Mead Valley, City of Perris,
2 and Harvest Valley, equates to a 154-acre decrease in residential use. Despite the
3 reduction in designated residential land use, the suburban density of the project
4 results in a 396-unit increase in overall capacity within the study area, which is a
5 community reference area of approximately 93,160 acres or 145.6 square miles
6 consisting of four communities: Lakeview/Nuevo, Mead Valley, City of Perris, and
7 Harvest Valley. As such, the project would be consistent with the General Plan
8 Housing Element.

9 G. Air Quality Element

10 Construction of the project site would result in emissions that would exceed the
11 SCAQMD thresholds, resulting in significant short-term impacts to air quality. In
12 addition, emissions from the project-related mobile sources would exceed the
13 SCAQMD significance thresholds and result in a significant long-term air quality
14 impact. Implementation of the mitigation measures listed in Section 4.4 of EIR
15 No. 482 would reduce emissions resulting from construction and operation of the
16 project to the maximum practical extent. Not unlike other development projects in
17 the County, and as disclosed in the EIR prepared for the County General Plan
18 (SCH No. 2005021143), direct and cumulative air quality impacts would remain
19 significant and unmitigable after implementation of mitigation measures. Although
20 the project's contribution to air quality is significant, the mitigation measures
21 presented in Section 4.4 of EIR No. 482 would reduce these impacts to the greatest
22 extent possible, in conformance with SCAQMD, EPA, and California Air
23 Resources Board (CARB) requirements.

24 H. Administration Element

25 The Administration Element contains information regarding the structure of the
26 General Plan as well as general planning principles and a statement regarding the
27 vision for Riverside County. No policy directives are included in this Element.
28

1 **BE IT FURTHER RESOLVED** by the Planning Commission that the project is in conformance
2 with the conservation requirements of the Western Riverside County Multiple Species Conservation Plan
3 (MSHCP) in that:

4 A. The Western Riverside County MSHCP is the governing habitat conservation plan
5 for the project area. The project site is not located within the MSHCP Criteria
6 Area and as such is not designated for conservation by the MSHCP. Thus, the
7 project would not conflict with Reserve Assembly, because the project site is not
8 identified for conservation.

9 B. Pursuant to Section 6.1.2 of the MSHCP, an assessment of potentially significant
10 effects on Riparian/Riverine Areas and Vernal Pools, which includes identification
11 and mapping of such areas located on the project site, is required if such resources
12 are identified on the project site. Implementation of the project would impact
13 approximately 1.04 acres of southern willow scrub. However, impacts to wetland
14 associated special-status plant and/or animal species would not occur because the
15 on-site southern willow scrub is patchy and isolated, with sparse stands of
16 vegetation and no perennial standing or flowing water. In addition, on-site patches
17 of riparian vegetation were not shown to be present on historical aerial photographs
18 of the site; thus, on-site southern willow scrub is determined to be the result on
19 anthropogenic alterations to the natural drainage of the area and is, therefore, not
20 subject to the provisions of Section 6.1.2 of the MSHCP. Therefore, on-site
21 southern willow scrub habitat is not considered suitable for habitation by wetland
22 associated special-status plant and animal species. In addition, no vernal pools
23 were discovered on-site or within the off-site study area during biological surveys.
24 Impacts to species associated with riparian/riverine areas would not occur and
25 mitigation is not required.

26
27 C. The project site is not located within a MSHCP designated Narrow Endemic Plant
28 Survey Area; therefore, no endemic plant surveys are required. In addition, the

1 entire project site is mapped as consisting of sandy loam soils not indicative of rare
2 plant habitat.

3 D. Pursuant to Section 6.3.2 of the MSHCP, habitat assessments and/or focused
4 surveys for certain additional plant and animal species are required for properties
5 within mapped survey areas. The project site and its off-site improvement areas are
6 located within the MSHCP survey area for the western burrowing owl. Focused
7 surveys were conducted in 2005, and no burrowing owls were detected. However,
8 because the species is migratory and suitable habitat exists on the site, the
9 burrowing owl has the potential to move onto the site prior to grading and
10 development. If the species moves onto the site or its off-site improvement area
11 prior to ground-disturbing construction activities, impacts would be regarded as
12 significant. With implementation of the mitigation measures contained in Section
13 4.5 of EIR No. 482, potential impacts to this species would be reduced to a level
14 below significance.

15 E. Pursuant to Section 6.4 of the MSHCP, fuel management is required to be
16 considered. Because the project site is not located adjacent to the MSHCP
17 Conservation Area, impacts of fuel management would not affect the Conservation
18 Area.

19 **BE IT FURTHER RESOLVED** by the Planning Commission that the Project is consistent with
20 the General Plan as amended by General Plan Amendment No. 727.

21 **BE IT FURTHER RESOLVED** by the Planning Commission of the County of Riverside that it
22 has reviewed and considered EIR No. 482 in evaluating the project, that EIR No. 482 is an accurate and
23 objective statement that complies with the California Environmental Quality Act and reflects the County's
24 independent judgment, and that EIR No. 482 is incorporated herein by this reference.

25 **BE IT FURTHER RESOLVED** by the Planning Commission that it **CERTIFIES** EIR No. 482
26 and **ADOPTS** the Mitigation Monitoring Plan specified therein.

27 **BE IT FURTHER RESOLVED** by the Planning Commission that Tentative Tract Map No.
28

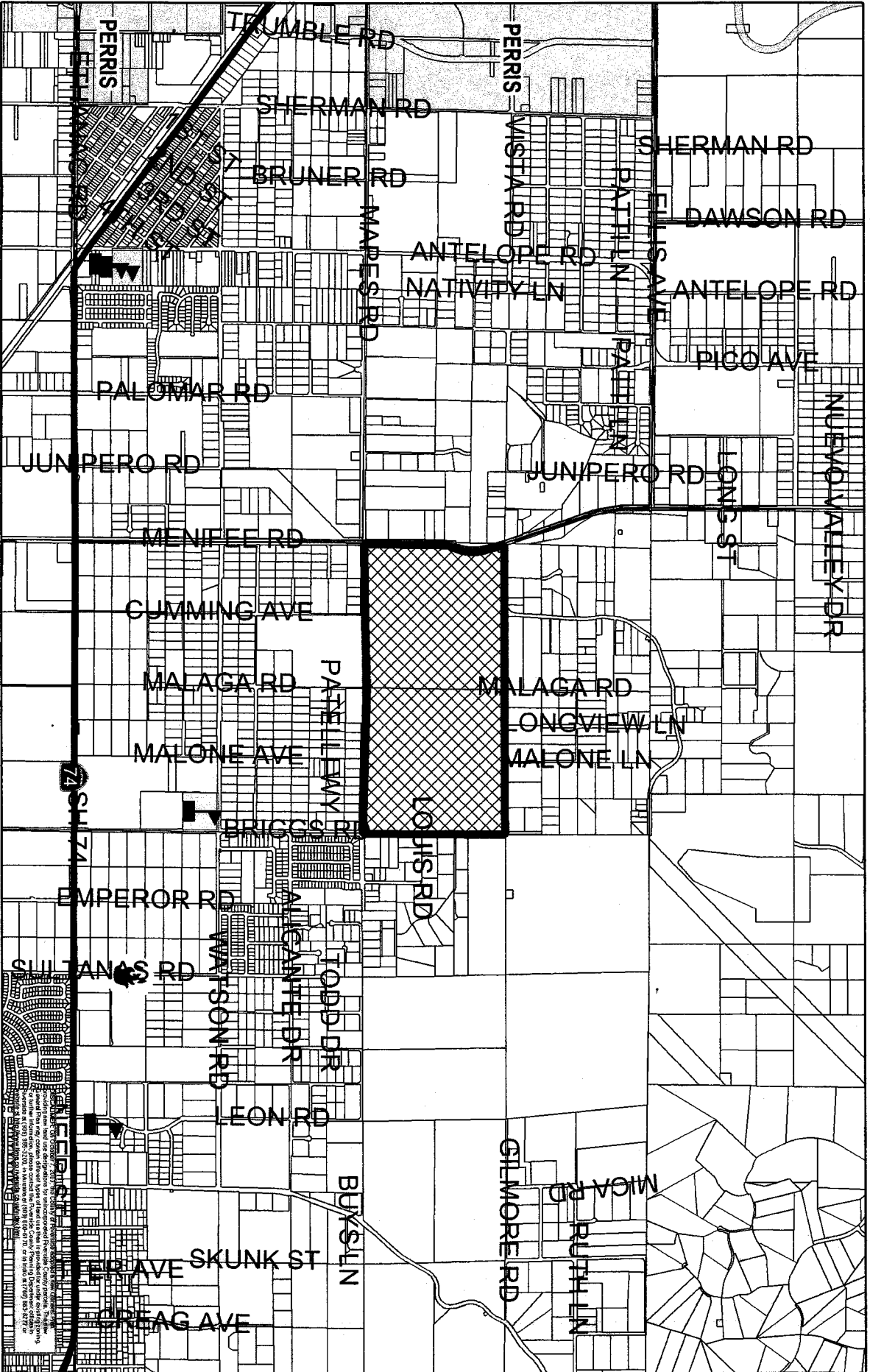
1 35045, on file with the Clerk of the Board, including the final conditions of approval and exhibits, are
2 hereby approved for the real property described and shown on the map, and said real property shall be
3 developed substantially in accordance with Tentative Tract Map No. 35045, unless the map is amended
4 by the Planning Commission.

5 **BE IT FURTHER RESOLVED** by the Planning Commission that copies of Tentative Tract Map
6 No. 35045 shall be placed on file in the Clerk of the Board, in the Office of the Planning Director, and in
7 the Office of the Building and Safety Director, and that no applications for other development approvals
8 shall be accepted for real property described and shown in the project, unless such applications are
9 substantially in accordance herewith.

10 **BE IT FURTHER RESOLVED** by the Planning Commission that the custodians of the
11 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
12 Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.
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 VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Homeland**
 Township/Range: T5SR3W
 Section: 1



ASSESSORS 327-15
 BK. PG.
 THOMAS 808 HS
 BROS.PG

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Supervisor Ashley
District 5

DATE DRAWN 1/4/06

CZ07076 SP00344 GPA00727

DEVELOPMENT OPPORTUNITY

Planner: Adam Rush

Date: 1/13/06

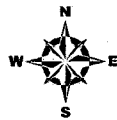
Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

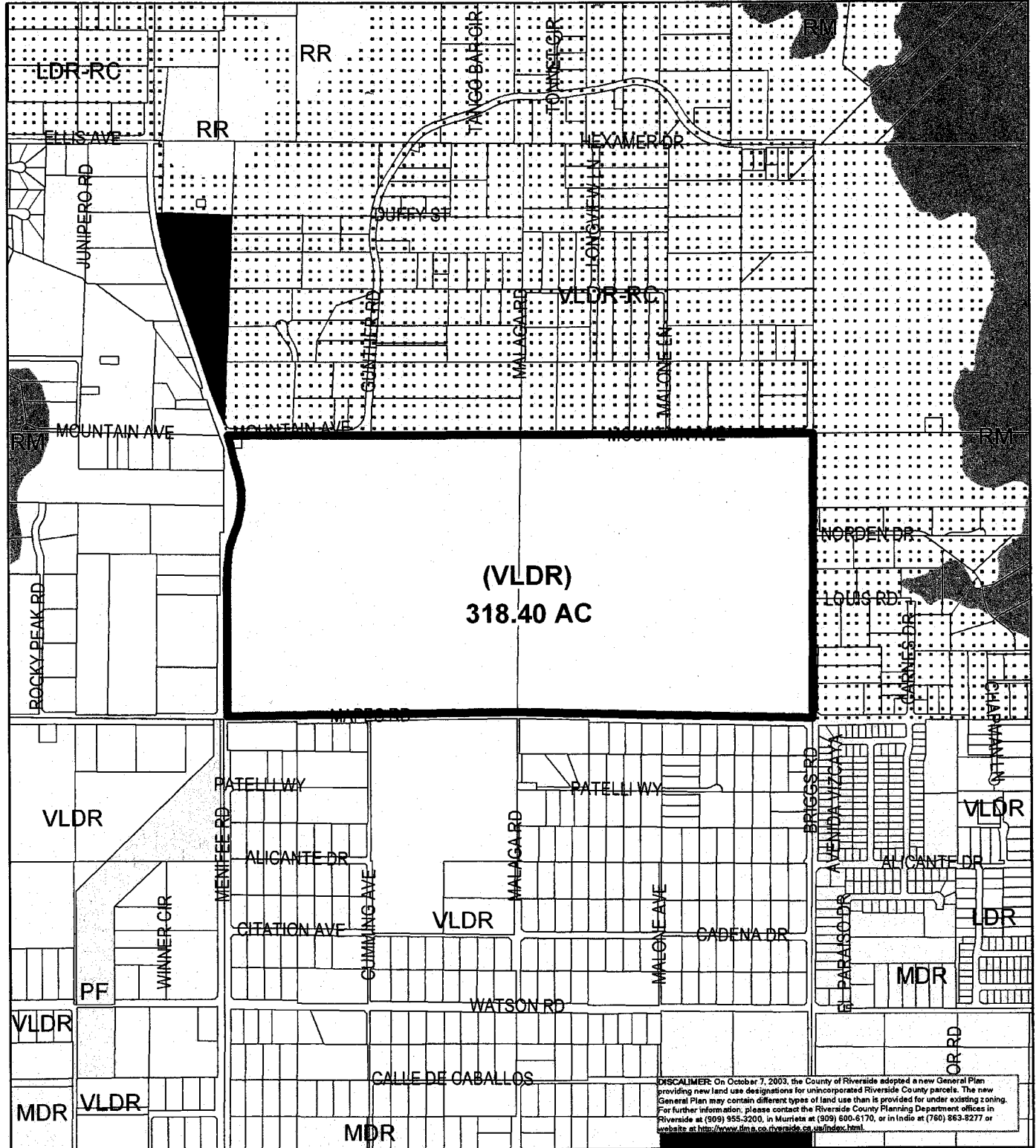
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Township/Range: **T5SR3W**
SECTION: 1



ASSESSORS
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: **Homeland**
District:
Township/Range: **T5SR3W**
Section: 1



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Supervisor Ashley
District 5

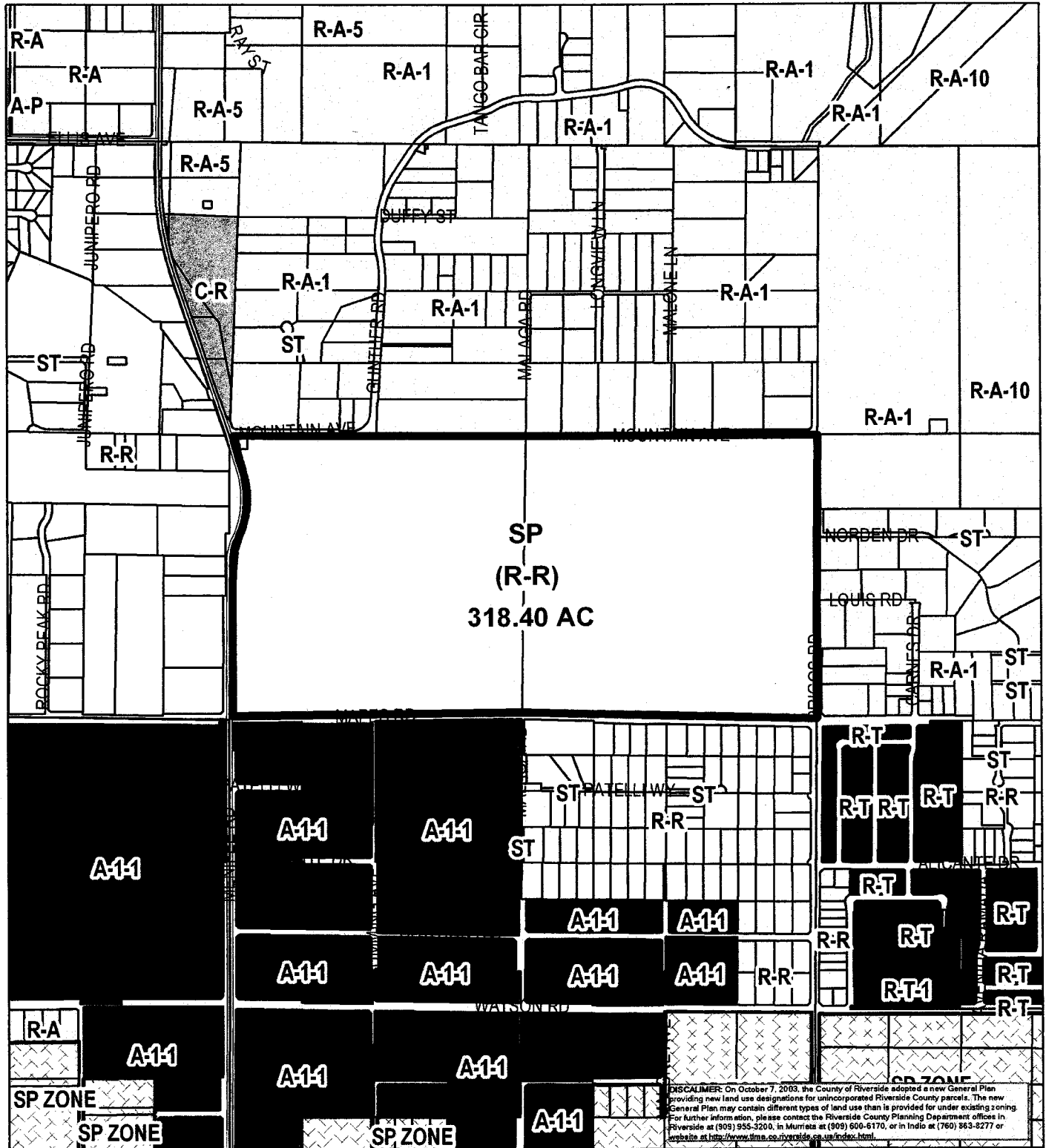
CZ07076 SP00344 GPA00727 PROPOSED ZONING

Planner: Adam Rush

Date: 10/26/05

DATE DRAWN: 1/4/06

Exhibit 2

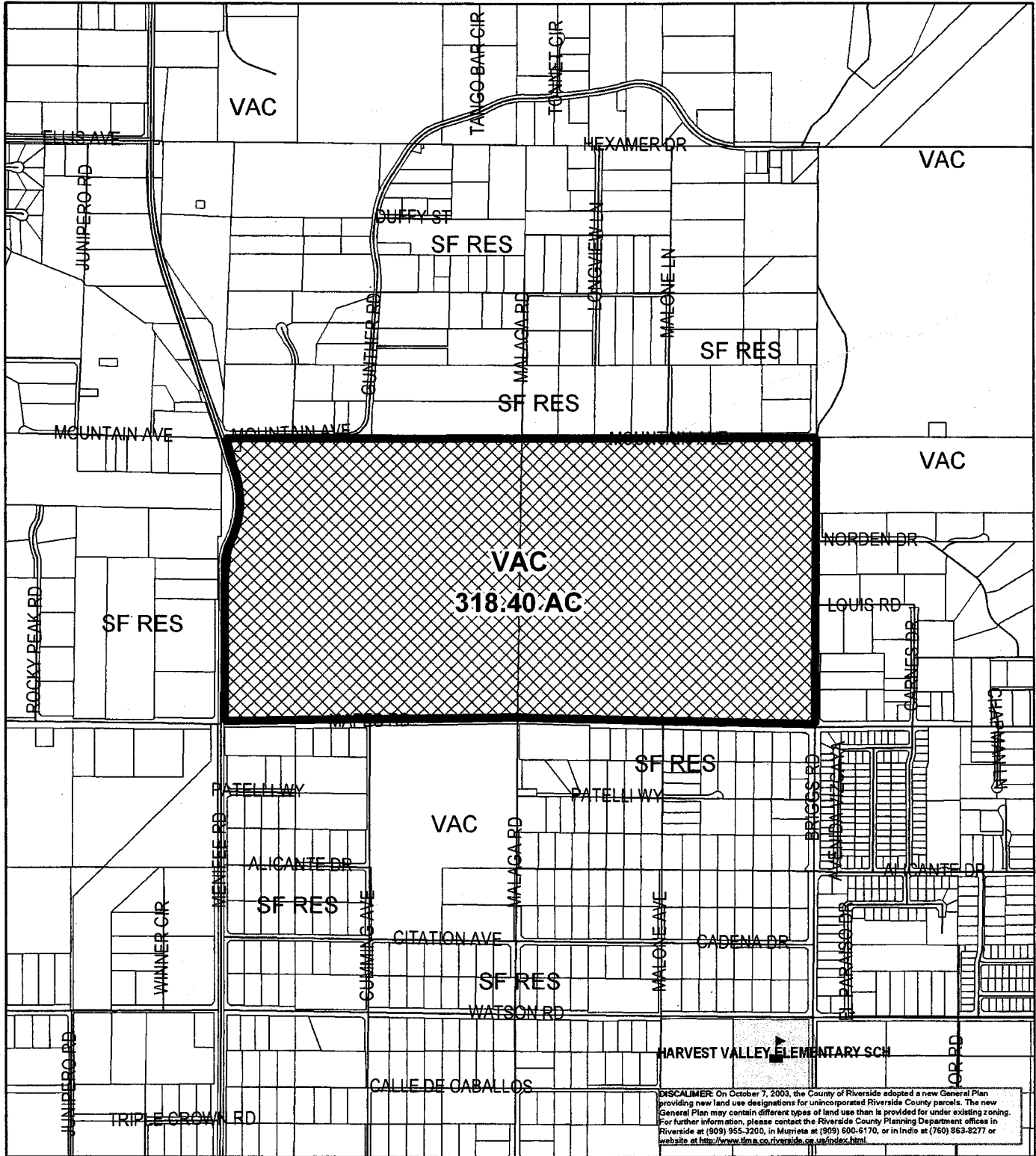


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Homeland**
Township/Range: T5SR3W
Section : 1

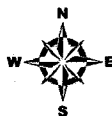


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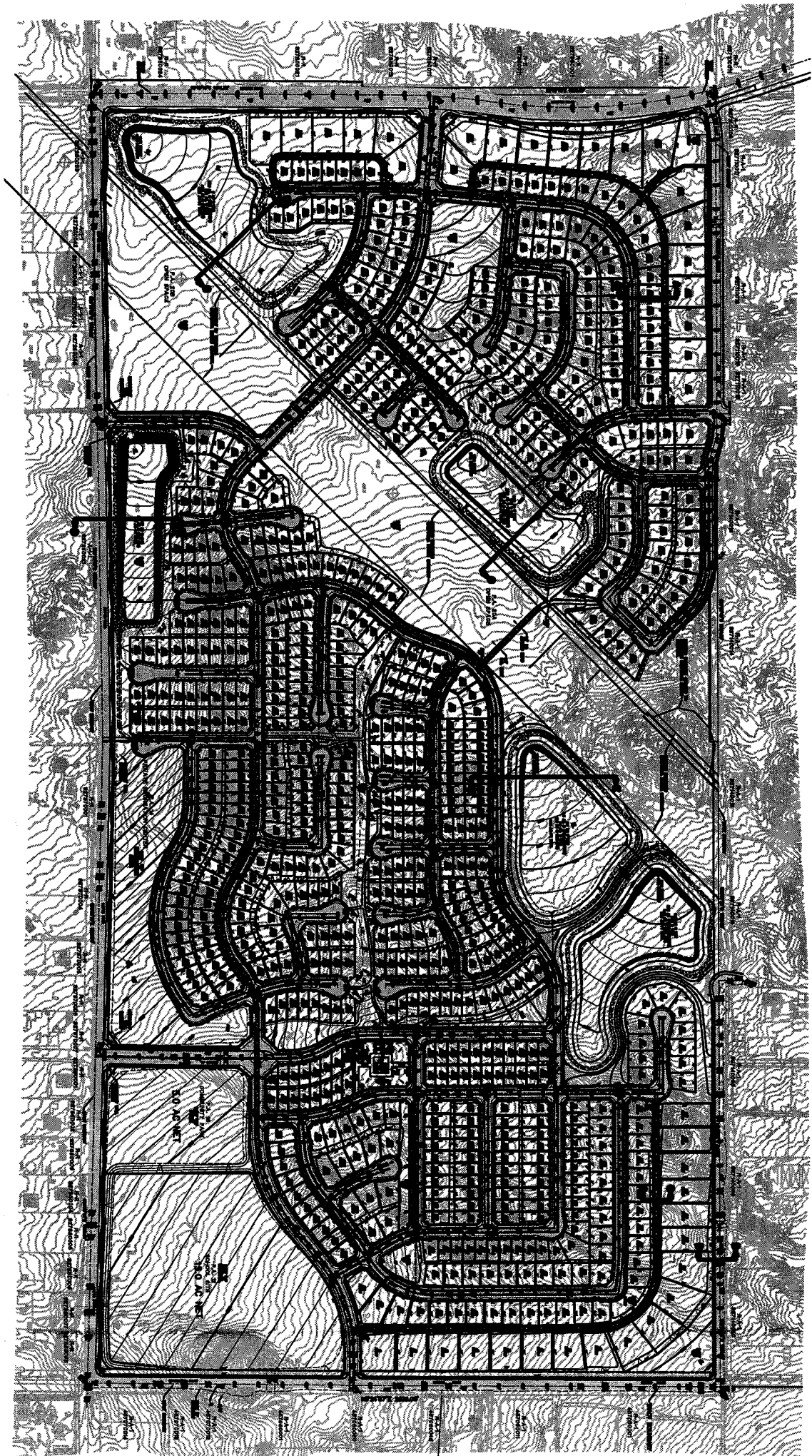


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
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Township/Range: **T5SR3W**
Section: **1**



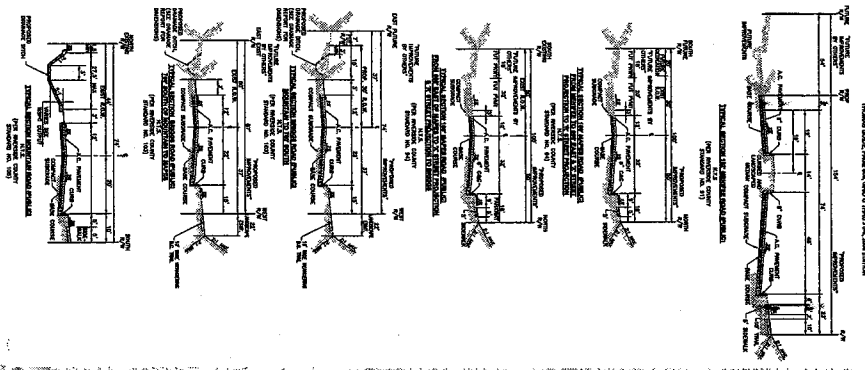
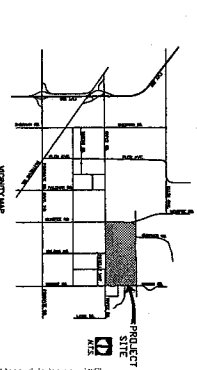
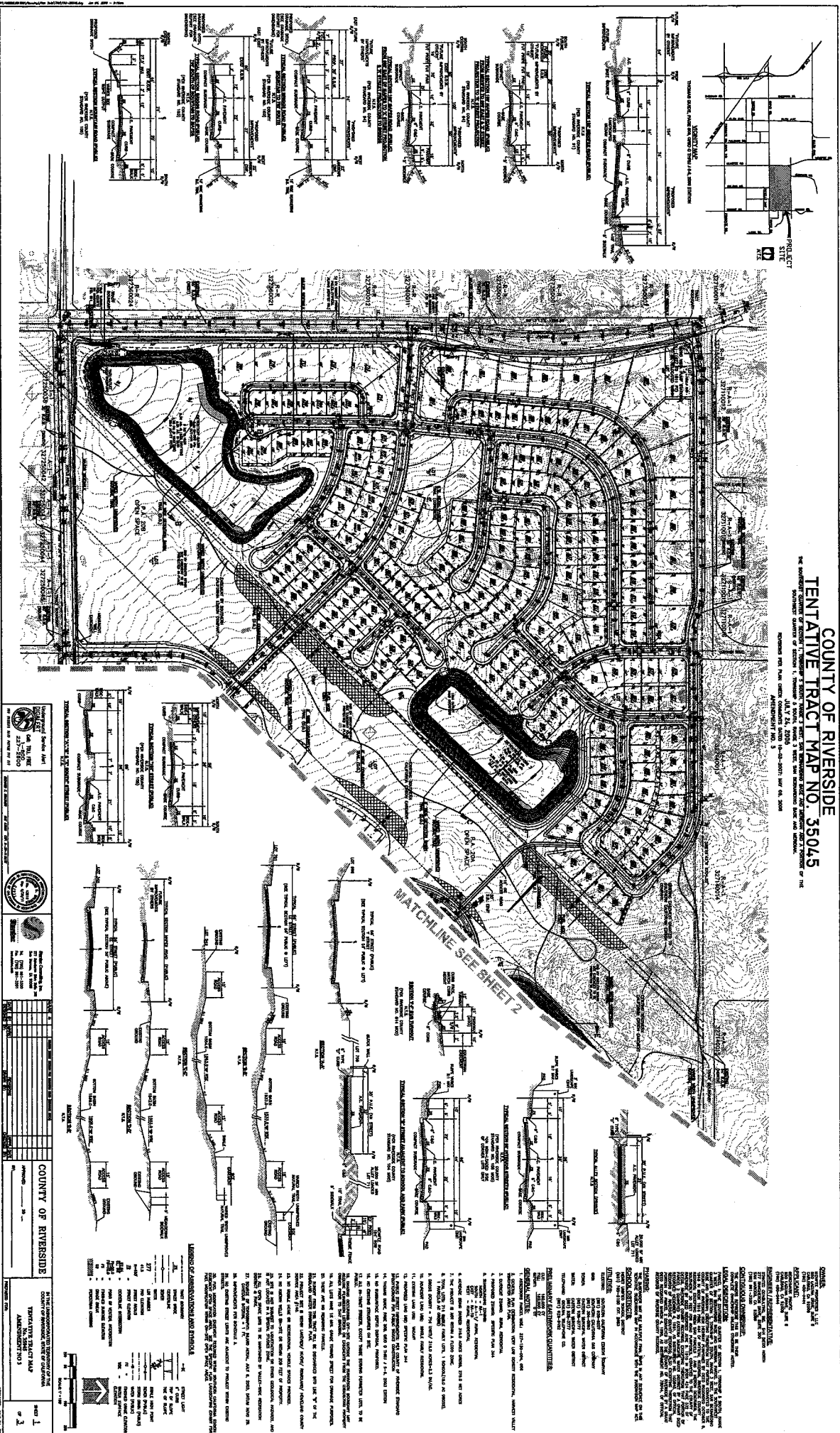
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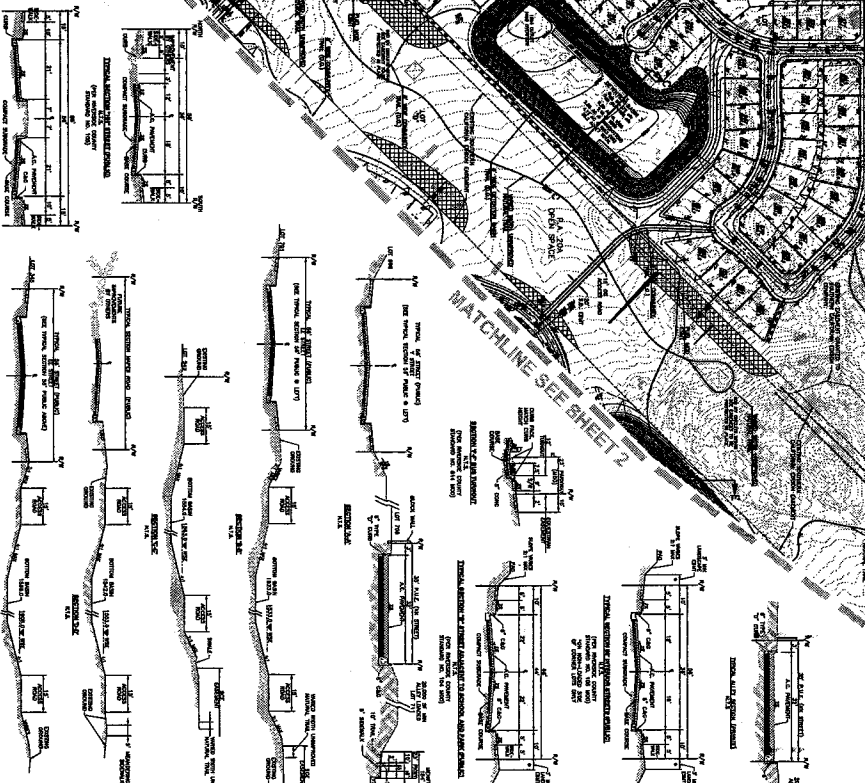
COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 35045

THE SUPERVISOR OF RIVERSIDE COUNTY, CALIFORNIA, HAS REVIEWED THE TRACT MAP AND FINDS THAT THE SAME COMES WITHIN THE PROVISIONS OF THE SUBDIVISION ACT AND THE TRACT MAP ACT, AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS OF THE STATE.

APPROVED FOR THE COUNTY OF RIVERSIDE, CALIFORNIA, THIS 15th DAY OF MARCH, 2001.



<p>UNIVERSITY OF CALIFORNIA COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 35045 AMENDMENT NO. 1</p>	
<p>OWNER: [Name]</p>	<p>PREPARED BY: [Name]</p>
<p>DATE: [Date]</p>	<p>SCALE: [Scale]</p>
<p>PROJECT NO.: [Number]</p>	<p>TRACT MAP NO.: [Number]</p>
<p>APPROVED BY: [Signature]</p>	<p>DATE: [Date]</p>



LEGEND OF ABBREVIATIONS AND SYMBOLS

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TENTATIVE TRACT MAP Tract #: TR35045

Parcel: 327-150-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP- DEFINITIONS

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 35045 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 35045, Amended No. 3 (pages 1-3), dated December 10, 2009.

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

SPECIFIC PLAN = Specific Plan No. 344 (Trailmark Specific Plan).

10. EVERY. 1

SP - Hold Harmless

INEFFECT

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2

MAP- PROJECT DESCRIPTION

INEFFECT

TENTATIVE TRACT MAP NO. 35045 is a Schedule 'A' subdivision of 318 acres into 702 single family residential lots consisting of 37 single family residential lots with minimum lot sizes of 4,000 square feet, 187 single family residential lots with minimum lot sizes of 4,500 square feet, 198 single family residential lots with minimum lot sizes of 5,000 square feet, 69 single family residential lots with minimum lot sizes of 6,000 square feet, 172 single family residential lots with minimum lot sizes of 7,000 square feet and 39 single family residential lots with minimum lot sizes of 20,000 square feet. The project

TRACT MAP Tract #: TR35045

Parcel: 327-150-004

10. GENERAL CONDITIONS

10. EVERY. 2 MAP- PROJECT DESCRIPTION (cont.) INEFFECT

includes 15 open space lots totaling 108.1 acres for recreation facilities, paseos, and detention basins.

10. EVERY. 2 SP - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 344 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 344

CHANGE OF ZONE = Change of Zone No. 7067.

GPA = Comprehensive General Plan Amendment No. 727.

EIR = Environmental Impact Report No. 482.

10. EVERY. 3 MAP - HOLD HARMLESS INEFFECT

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

10. EVERY. 3 SP - SP Document INEFFECT

Specific Plan No. 344 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program

CT MAP Tract #: TR35045

Parcel: 327-150-004

10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.) INEFFECT
2. Conditions of Approval.
 3. Specific Plan Zoning Ordinance.
 4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
 5. Specific Plan text.
 6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 482 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST INEFFECT
- The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

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.

TRACT MAP Tract #: TR35045

Parcel: 327-150-004

10. GENERAL CONDITIONS

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. Notwithstanding to above, the design guidelines and development standards of the SPECIFIC PLAN for hillside development and grading shall apply in place of more general County guidelines and standards.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION INEFFECT

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

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

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

10.BS GRADE. 2 SP*GSP-1 ORD. NOT SUPERSEDED INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the 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 INEFFECT

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

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

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

CT MAP Tract #: TR35045

Parcel: 327-150-004

10. GENERAL CONDITIONS

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

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

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

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

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

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

10.BS GRADE. 5 SP*-NO GRADING & SUBDIVIDING INEFFECT

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 10 MAP-G2.22 PVT RD GDG PMT INEFFECT

Constructing a private road requires a grading permit.

E HEALTH DEPARTMENT

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

Tract Map#35045 is proposing Eastern Municipal Water District (EMWD) potable water and sanitary 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.

All existing septic system(s) and/or well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

10.E HEALTH. 1 SP - SCREEN CHECK NO 2 INEFFECT

The Department of Environmental Health (DEH) has received and reviewed the screen check #2 for the SP00344(SP) and we have no objections.

Sewer and water purveyor (EMWD) has been identified and the conceptional designs are part of the EMWD plan of service.

Because the SP has greater than 600 residential lots, a Water Supply Assessment (longevity) Report shall be required as has been asked since 15 August 2002, for with other submittals (see EIR 432, PAR00393, Tr 31537, Tr 30069, Tr 30142, Tr 31217, Tr 29835, Tr 32290, SP00293A5, Tr 32372, Tr 32290) according to the requirements of AB 901. Because the SP has greater than 600 residential lots, a Water Supply Assessment (longevity) Report shall be required as has been asked for since 15 August 2002, with other submittals (see EIR 432, PAR00393, Tr 31537, Tr 30069, Tr 30142, Tr 31217, Tr 29835, Tr 32290, SP00293A5, Tr 32372, Tr 32290) according to the requirements of AB 901, SB 610 and 221.

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10. GENERAL CONDITIONS

10.E HEALTH. 1 SP - SCREEN CHECK NO 2 (cont.) INEFFECT

Contact Steve Williams from the State of California
Drinking Water Field Operations Branch for details
(619-525-4383 FAX).

FIRE DEPARTMENT

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

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

10.FIRE. 1 SP-#71-ADVERSE IMPACTS INEFFECT

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

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

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

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10. GENERAL CONDITIONS

10.FIRE. 2 SP-#86-WATER MAINS (cont.) INEFFECT

appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

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

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

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

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

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

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

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

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy.

The 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

10.FIRE. 7 SP-#101-DISCL/FLAG LOT INEFFECT

1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

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10. GENERAL CONDITIONS

10.FIRE. 7 SP-#101-DISCL/FLAG LOT (cont.) INEFFECT

) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.

3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 8 SP-#47 SECONDARY ACCESS INEFFECT

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT INEFFECT

Tract 35045 is a proposal to develop an approximately 318-acre site into a master planned residential community which also includes a school site, open space recreational and conservation areas and detention basins. The site is located in the Homeland area on the north side of Mapes Road between Menifee Road and Briggs Road. This site has been reviewed as the Trailmark Specific Plan (Specific Plan 344).

Tributary drainage areas to the site include approximately 1,300 acres from the north and northeast and 120 acres from the west. The site currently drains towards Mapes Road. The area trends toward the San Jacinto River.

The District's Homeland/Romoland Master Drainage Plan (MDP) proposes a 92 acre-foot regional detention basin within the site to decrease the peak discharge which results in reducing the size of the flood control facilities in the downstream reach. The MDP also proposes Lines B and B-6 as an outlet to the MDP basin. Line B would serve as a regional facility and runs westerly and would outlet flows

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10. GENERAL CONDITIONS

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

INEFFECT

into an earthen channel behind the Eastern Municipal Water District (EMWD) offices. The District is currently updating the Line B sub-watershed system of the Homeland/Romoland MDP and exploring the possibility of realigning Line B.

Significant offsite flows are tributary to the northern and eastern boundary of this development. The drainage areas are identified as basins E, G, A and I with areas of 216-acres, 59-acres, 802-acres and 134-acres respectively. In addition, there is a small area identified as drainage basin K tributary to the northwest corner of the site.

The applicant proposes and the District supports the use of five (5) smaller detention basins providing a combined total storage volume of approximately 186 acre-feet in lieu of the 1 regional basin. These basins would be constructed in series and the hydraulic analysis shall clearly show that the basins can function at a level equal to or greater than the 92 acre-foot regional basin. The detention basins will ultimately discharge into a realigned Line B or a proposed storm drain in Mapes Road which would convey the flows to an open channel in the vicinity of EMWD just west of Trumble Road.

As part of the drainage plan for the project, several drainage facilities would be constructed to collect and convey offsite runoff to the detention basins. Runoff from drainage basin E would be collected in two inlets within the Mountain Avenue right of way along the northeasterly portion of the site. Runoff from drainage basin G would follow its' natural drainage path through the Southern California Edison (SCE) easement where it would be collected and conveyed to detention basin 4. Runoff from drainage basin A would be collected in a proposed trapezoidal channel along the north side of Mountain Avenue which discharges into a storm drain in Mountain Avenue and then conveyed into detention basin 1. This channel would be constructed within road right of way and the Transportation Department has agreed on the concept cross section for Mountain Avenue as shown on the exhibit. The Transportation Department would maintain this channel. Runoff from drainage basin I would be collected in a similar proposed trapezoidal channel along the east side of Briggs Road and conveyed by storm drain to detention basin 5. This will also be constructed within road right of way

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.) (cont.)

INEFFECT

and maintained by the Transportation Department. Runoff from drainage basin K would be conveyed to Mapes Road immediately downstream from this site in the proposed storm drain or the realigned Line B.

The onsite storm drain system would collect runoff through a series of catch basins and curb inlets where it would be conveyed to the detention basins. Detention basins 1 - 4 are in series but would ultimately discharge into the proposed storm drain or the realigned Line B along Mapes Road. Detention basin 5 would also discharge directly into the proposed storm drain or the realigned Line B along Mapes Road.

The realigned Line B or the proposed storm drain within Mapes Road, will be constructed to convey flows from the site westerly to an outlet (approximately 2 miles) on the west side of the EMWD property. Because of the topography, this outlet is shallow which may occasionally result in ponded water within a short reach of the storm drain between Trumble Road and the outlet. Since the storm drain may not freely drain, the District would not maintain this reach of storm drain and outlet. However, the City of Perris has agreed to maintain this facility until such time that an adequate outlet is constructed and provided developments within the City could utilize this storm drain.

In a letter dated October 29, 2008, Valley Wide Recreation and Parks District has expressed its willingness to operate and maintain the basins. Unless otherwise agreed to by Valley Wide, the District will maintain the inlet and outlet structures of the basins.

To mitigate the development's impact to water quality, the applicant has submitted a preliminary project specific Water Quality Management Plan (WQMP). The WQMP proposes enhanced vegetated swales to be utilized as a Treatment Control Best Management Practice (BMP).

While the drainage plan for this project is acceptable to the District, it should be noted the proposed drainage facilities are a comprehensive 'package' which provides protection from flooding to the site and safely releases flows which will not damage any downstream properties. Therefore, prior to the issuance of any building permits

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10. GENERAL CONDITIONS

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

for any lot within the project, construction of the collector channels, the basins, including the inlet and outlet structures, the onsite storm drains and the offsite storm drain within Mapes Road will be required.

The site is located within the Line B sub-watershed of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted by the Board of Supervisors.

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

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

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

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

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS INEFFECT

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. 8 MAP MAJOR FACILITIES - ADP INEFFECT

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Homeland/Romoland Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area

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10. GENERAL CONDITIONS

10.FLOOD RI. 8 MAP MAJOR FACILITIES - ADP (cont.) INEFFECT

Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

10.FLOOD RI. 9 MAP MAJOR FACILITIES INEFFECT

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

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

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

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

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed

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10.FLOOD RI. 17

MAP SUBMIT FINAL WQMP>PRELIM (cont.)

INEFFECT

guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org/NPDES

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is 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. 19

MAP BMP MAINTENANCE & INSPECT

INEFFECT

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

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10. GENERAL CONDITIONS

10.FLOOD RI. 20 MAP CONST COLLECTOR CHANNELS INEFFECT

The collector channels, and their associated storm drains, located within Mountain Avenue road right of way shall be constructed prior to the issuance of occupancy permits.

10.FLOOD RI. 21 MAP CONST OUTLET SD INEFFECT

The outlet storm drain (either Line B or the proposed storm drain as shown on the exhibit) from the site to an adequate outlet shall be constructed and functional prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

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

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

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

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment or Specific Plan Substantial Conformance process, as determined by the Planning Director.

10.PLANNING. 3 MAP - GEO02069 INEFFECT

County Geologic Report (GEO) No. 2069, submitted for this project (SP00344 & TR35045) was prepared by Geocon Incorporated and is entitled: "Preliminary Geotechnical Investigation, Mapes Estate, Menifee Road and Mapes Road, Romoland Area, Riverside County, California," dated December 4, 2003. In addition Geocon prepared the following:

Update Geotechnical Investigation, Trailmark (Formerly Maps Estates), NEC of Menifee Road and Mapes Road, Romoland Area, Riverside County, California, Project No. T2102-62-02, dated June 6, 2008.

"Response to Riverside County Review Comments, Trailmark (Formerly Mapes Estates), NE Corner of Menifee road and

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10. GENERAL CONDITIONS

10.PLANNING. 3

MAP - GEO02069 (cont.)

INEFFECT

Mapes Road, Romoland Area, Riverside County, California", dated September 24, 2008.

These documents are herein incorporated as a part of Geo No. 2069.

GEO No. 2069 concluded:

- 1.The possibility of damage due to ground rupture is considered low since active faults are not known to cross the site.
- 2.The potential for liquefaction and subsidence at the site is considered to be low.
- 3.The potential for landsliding on the site is considered extremely low.
- 4.Excavations within the non-rippable material are expected to require blasting to facilitate grading and should generate oversize rock. Excavations within rippable bedrock materials may also result in some oversize rock.
- 5.Shallow perched groundwater may be encountered seasonally along the alluvial/bedrock contact.
- 6.Cut and fill slopes constructed with the on-site soil and bedrock are anticipated to be stable with respect to deep seated and surficial stability to heights of at least 25 feet and at an inclination of 2:1 or flatter.

GEO No. 2069 recommended:

- 1.Topsoil, the upper portions of the alluvial deposits, and highly weathered granitic bedrock are not considered suitable to provide structural support in their present condition and will require remedial grading.
- 2.Oversize rock should be placed in accordance with Section 6 of Appendix D of the June 6, 2008 Geocon report.
- 3.Adequate drainage provisions are imperative.

GEO No. 2069 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2069 is hereby accepted for Planning purposes. This approval is not

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10.PLANNING. 3 MAP - GEO02069 (cont.) (cont.) INEFFECT

intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the anticipated blasting requirements as described elsewhere in this conditions set.

10.PLANNING. 4 SP - PROJ PA STANDARDS INEFFECT

This implementing project is within Planning Areas 1 thru 11 of the SPECIFIC PLAN No. 344 Trailmark. Accordingly, this project is subject to these development standards:

1. All residential lots within Planning Area 7 shall be a minimum of 4,000 square feet. All residential lots within Planning Areas 5 and 6 shall be a minimum of 4,500 square feet. All residential lots within Planning Areas 4 and 9 shall be a minimum of 5,000 square feet. All residential lots within Planning Area 3 shall be a minimum of 6,000 square feet. All residential lots within Planning Areas 2, 8, and 10 shall be a minimum of 7,000 square feet. All residential lots within Planning Areas 1 and 11 shall be a minimum of 20,000 square feet.
2. The maximum number of dwelling units for each Planning Area is as follows:
 - 2a. The maximum number of dwelling units within Planning Area 1 is 21 dwelling units.
 - 2b. The maximum number of dwelling units within Planning Area 2 is 91 dwelling units.
 - 2c. The maximum number of dwelling units within Planning Area 3 is 69 dwelling units.
 - 2d. The maximum number of dwelling units within Planning Area 4 is 135 dwelling units.
 - 2e. The maximum number of dwelling units within Planning Area 5 is 109 dwelling units.
 - 2f. The maximum number of dwelling units within Planning Area 6 is 78 dwelling units.
 - 2g. The maximum number of dwelling units within Planning Area 7 is 37 dwelling units.
 - 2h. The maximum number of dwelling units within

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10. GENERAL CONDITIONS

10.PLANNING. 4

SP - PROJ PA STANDARDS (cont.)

INEFFECT

- Planning Area 8 is 26 dwelling units.
- 2i. The maximum number of dwelling units within Planning Area 9 is 63 dwelling units.
 - 2j. The maximum number of dwelling units within Planning Area 10 is 55 dwelling units.
 - 2k. The maximum number of dwelling units within Planning Area 11 is 18 dwelling units.
3. Primary entry monumentation is required along Menifee Road between Mountain Avenue and Mapes Road, and along Mapes Road between Menifee Road and Briggs Road. Secondary, neighborhood, park and other monumentation is shown on the Monument Master Plan, Figure 5-21, Page V-40 of Specific Plan No. 344.
 4. Roadway landscaping is required along Briggs Road, Mapes Road, Menifee Avenue, and the developed portions of Mountain Avenue to the north of the project site. All roadway landscape requirements shall be developed with the circulation element of the Specific Plan and the Transportation Department Conditions of Approval.
 5. Recreational trails are located throughout the tract and are shown on the Trails Concept Plan, Figure 5-63, Page V-99 of Specific Plan No. 344.
 6. This implementing map is conditioned to build a park at within Planning Area 16 prior to the 150th building permit, within Planning Area 14 prior to the 325th building permit, within Planning Area 15 prior to the 475th building permit, within Planning Area 17 prior to the 575th building permit and with Planning Area 19 prior to the 675th building permit. Planning Area 13 (Community Day Care Center) shall be constructed and operable to the general public prior to the 325th permit.
 7. Residential buildings must conform substantially to the design guidelines on pages V-1 thru V-134 of the SPECIFIC PLAN.
 8. Sidewalks with the tract shall be meandering, in substantial conformance to Figure 3-8, Page III-28 of the SPECIFIC PLAN.

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10. GENERAL CONDITIONS

10.PLANNING. 5 SP - PROJ M/M PROGRAM (GENERA INEFFECT

The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures.

10.PLANNING. 5 SP - GEO02069 INEFFECT

County Geologic Report (GEO) No. 2069, submitted for this project (SP00344 & TR35045) was prepared by Geocon Incorporated and is entitled: "Preliminary Geotechnical Investigation, Mapes Estate, Menifee Road and Mapes Road, Romoland Area, Riverside County, California," dated December 4, 2003. In addition Geocon prepared the following:

Update Geotechnical Investigation, Trailmark (Formerly Maps Estates), NEC of Menifee Road and Mapes Road, Romoland Area, Riverside County, California, Project No. T2102-62-02," dated June 6, 2008.

"Response to Riverside County Review Comments, Trailmark (Formerly Mapes Estates), NE Corner of Menifee road and Mapes Road, Romoland Area, Riverside County, California", dated September 24, 2008.

These documents are herein incorporated as a part of Geo No. 2069.

GEO No. 2069 concluded:

- 1.The possibility of damage due to ground rupture is considered low since active faults are not known to cross the site.
- 2.The potential for liquefaction and subsidence at the site is considered to be low.
- 3.The potential for landsliding on the site is considered extremely low.
- 4.Excavations within the non-rippable material are expected to require blasting to facilitate grading and should generate oversize rock. Excavations within rippable bedrock materials may also result in some oversize rock.

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10. GENERAL CONDITIONS

10.PLANNING. 5 SP - GEO02069 (cont.)

INEFFECT

5.Shallow perched groundwater may be encountered seasonally along the alluvial/bedrock contact.

6.Cut and fill slopes constructed with the on-site soil and bedrock are anticipated to be stable with respect to deep seated and surficial stability to heights of at least 25 feet and at an inclination of 2:1 or flatter.

GEO No. 2069 recommended:

1.Topsoil, the upper portions of the alluvial deposits, and highly weathered granitic bedrock are not considered suitable to provide structural support in their present condition and will require remedial grading.

2.Oversize rock should be placed in accordance with Section 6 of Appendix D of the June 6, 2008 Geocon report.

3.Adequate drainage provisions are imperative.

GEO No. 2069 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2069 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the anticipated blasting requirements as described elsewhere in the parent tract map conditions.

10.PLANNING. 6 MAP - MAP ACT COMPLIANCE

INEFFECT

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

10.PLANNING. 7 MAP - FEES FOR REVIEW

INEFFECT

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring

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10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - FEES FOR REVIEW (cont.) INEFFECT

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. 8 SP - LC LANDSCAPING PLANS INEFFECT

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859 shall prevail.

10.PLANNING. 9 MAP - LANDSCAPE MAINTENANCE INEFFECT

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

10.PLANNING. 10 MAP - TRAIL MAINTENANCE INEFFECT

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

10.PLANNING. 13 MAP - OFFSITE SIGNS ORD 679.4 INEFFECT

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

10.PLANNING. 14 MAP - RES. DESIGN STANDARDS INEFFECT

Planning Area 1 and 11:
A. Lot area shall be not less than 20,000 square feet.
B. The minimum average width of that portion of a lot to be

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10. GENERAL CONDITIONS

10.PLANNING. 14

MAP - RES. DESIGN STANDARDS (cont.)

INEFFECT

used as a building site shall be 100 feet with a minimum average depth of 160 feet

C. Minimum lot frontage shall be 75 feet, except for lots fronting on knuckles or cul-de-sac lots, which shall have a minimum lot frontage of 40 feet.

D. The maximum building height shall be 40 feet. The maximum wall/fence height shall be 7 feet.

E. Front yard setbacks shall be a minimum of 30 feet as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.

F. Side yard setbacks shall be a minimum of 15 feet for interior lots and a minimum of 20 feet for corner lots.

G. Rear yard setbacks shall be a minimum of 30 feet as measured from the rear lot line.

H. Fireplaces, media niches, AC units, and pot shelves may encroach a maximum of 2.5 feet into the side yard setback. Porches may encroach into front yard and side yard setbacks by 10 feet. Garages may encroach into the rear yard setback by 10 feet.

Planning Areas 2, 8, & 10:

A. Lot area shall be not less than 7,000 square feet,

B. The minimum average width of that portion of a lot to be used as a building site shall be 65 feet with a minimum average depth of 95 feet

C. Minimum lot frontage shall be 60 feet, except for lots fronting on knuckles or cul-de-sac lots, which shall have a minimum lot frontage of 35 feet.

D. The maximum building height shall be 40 feet. The maximum wall/fence height shall be 7 feet.

E. Front yard setbacks shall be a minimum of 18 feet as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.

F. Side yard setbacks shall be a minimum of 5 feet for interior lots and a minimum of 10 feet for corner lots.

G. Rear yard setbacks shall be a minimum of 15 feet as measured from the rear lot line.

H. Fireplaces, media niches, AC units, and ~~pot shelves may~~ encroach a maximum of

2.5 feet into the side yard setback. Living areas may encroach 2 feet into the front yard setback. Porches may encroach 7 feet into the front yard setback. Side entry

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - RES. DESIGN STANDARDS (cont.) (cont.) INEFFECT

garages may encroach 8 feet into the front yard setback.
I.A minimum of two parking spaces shall be provided within a garage for each dwelling unit.
J.Pad area shall not be less than 5,000 square feet.

Planning Area 3:

A.Lot area shall be not less than 6,000 square feet.
B.The minimum average width of that portion of a lot to be used as a building site shall be 55 feet with a minimum average depth of 95 feet.
C.Minimum lot frontage shall be 55 feet, except for lots fronting on knuckles or cul-de-sac lots which shall have a minimum lot frontage of 35 feet.
D.The maximum building height shall be 40 feet. The maximum wall/fence height shall be 7 feet.
E.Front yard setbacks shall be a minimum of 18 feet as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.
F.Side yard setbacks shall be a minimum of 5 feet for interior lots and a minimum of 10 feet for corner lots.
G.Rear yard setbacks shall be a minimum of 15 feet as measured from the rear lot line.
H.Fireplaces, media niches, AC units, and pot shelves may encroach a maximum of 2.5 feet into the side yard setback. Living areas may encroach 2 feet into the front yard setback. Porches may encroach 7 feet into the front yard setback. Side entry garages may encroach 8 feet into the front yard setback.
I.A minimum of two parking spaces shall be provided within a garage for each dwelling unit.
J.Pad area shall not be less than 4,000 square feet.

Planning Area 4 and 5:

A.Lot area shall be not less than 4,500 square feet.
B.The minimum average width of that portion of a lot to be used as a building site shall be 45 feet with a minimum average depth of 90 feet.
C.Minimum lot frontage shall be 40 feet, except for lots fronting on knuckles or cul-de-sac lots which shall have a minimum lot frontage of 30 feet.
D.The maximum building height shall be 40 feet. The maximum wall/fence height shall be 7 feet.
E.Front yard setbacks shall be a minimum of 18 feet as

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10. GENERAL CONDITIONS

10. PLANNING. 14 MAP - RES. DESIGN STANDARDS (cont.) (cont.) (INEFFECT

measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.

F. Side yard setbacks shall be a minimum of 5 feet for interior lots and a minimum of 10 feet for corner lots.

G. Rear yard setbacks shall be a minimum of 10 feet as measured from the rear lot line.

H. Fireplaces, media niches, AC units, and pot shelves may encroach a maximum of 2.5 feet into the side yard setback.

Living areas may encroach 3 feet into the front yard setback. Porches may encroach 8 feet into the front yard setback. Side entry garages may encroach 8 feet into the front yard setback.

I. A minimum of two parking spaces shall be provided within a garage for each dwelling unit.

J. Pad area shall not be less than 3,500 square feet.

Planning Area 6 and 7:

A. Lot area shall be not less than 4,000 square feet.

B. The minimum average width of that portion of a lot to be used as a building site shall be 45 feet with a minimum average depth of 90 feet.

C. Minimum lot frontage shall be 40 feet, except for lots fronting on knuckles or cul-de-sac lots which shall have a minimum lot frontage of 30 feet.

D. The maximum building height shall be 40 feet. The maximum wall/fence height shall be 7 feet.

E. Front yard setbacks shall be a minimum of 18 feet as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.

F. Side yard setbacks shall be a minimum of 5 feet for interior lots and a minimum of 10 feet for corner lots.

G. Rear yard setbacks shall be a minimum of 10 feet as measured from the rear lot line.

H. Fireplaces, media niches, AC units, and pot shelves may encroach a maximum of 2.5 feet into the side yard setback.

Living areas may encroach 3 feet into the front yard setback. Porches may encroach 8 feet into the front yard setback. Side entry garages may encroach 8 feet into the front yard setback.

I. A minimum of two parking spaces shall be provided within a garage for each dwelling unit.

J. Pad area shall not be less than 3,400 square feet.

Planning Area 9:

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - RES. DESIGN STANDARDS (cont.) (cont.) (INEFFECT

- A. Lot area shall be not less than 5,000 square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be 45 feet with a minimum average depth of 90 feet.
- C. Minimum lot frontage shall be 45 feet, except for lots fronting on knuckles or cul-de-sac lots which shall have a minimum lot frontage of 30 feet.
- D. The maximum building height shall be 40 feet. The maximum wall/fence height shall be 7 feet.
- E. Front yard setbacks shall be a minimum of 18 feet as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.
- F. Side yard setbacks shall be a minimum of 5 feet for interior lots and a minimum of 10 feet for corner lots.

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

10.PLANNING. 15 MAP - NPDES COMPLIANCE (1) INEFFECT

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

10.PLANNING. 18 MAP - ORD NO. 659 (DIF) INEFFECT

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

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - ORD NO. 659 (DIF) (cont.) INEFFECT

and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit (or per square foot within Planning Area 12 and 13) 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. 19 MAP - ORD 810 OPN SPACE FEE INEFFECT

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

The fee shall be paid for each residential unit (or per square foot within Planning Areas 12 and 13) be constructed within this land division.

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

10.PLANNING. 20 MAP - REQUIRED MINOR PLANS INEFFECT

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - REQUIRED MINOR PLANS (cont.) INEFFECT

California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

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

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

10.PLANNING. 23 MAP - DESIGN GUIDELINES INEFFECT

The project shall conform to the Design Guidelines and Standards set forth in Specific Plan 344.

10.PLANNING. 24 MAP - OFF-HIGHWAY VEHICLE USE INEFFECT

No off-highway vehicle use shall be allowed on any parcel subject to the approval of this TENTATIVE MAP. The landowners shall secure all parcels and shall prevent all off-highway vehicles from using the property.

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10. GENERAL CONDITIONS

10.PLANNING. 25 MAP - SUBMIT BUILDING PLANS INEFFECT

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

10.PLANNING. 27 MAP - EXISTING SECOND UNITS INEFFECT

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

Section 18.28a. d. (2) A dwelling unit originally permitted as a second unit may not later be considered a primary dwelling unit for any purpose.

Section 18.28a. f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.

10.PLANNING. 28 USE - LC LANDSCAPE REQUIREMENT INEFFECT

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,

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10. GENERAL CONDITIONS

10.PLANNING. 28 USE - LC LANDSCAPE REQUIREMENT (cont.) INEFFECT

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. 29 GEN - IF HUMAN REMAINS FOUND INEFFECT

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 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

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10.PLANNING. 29 GEN - IF HUMAN REMAINS FOUND (cont.) INEFFECT

consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 30 GEN - INADVERTANT ARCHAEO FIND INEFFECT

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.

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. 31 MAP - MENIFEE ENCROACHMNT PRMT INEFFECT

The County acknowledges that a City of Menifee Encroachment permit will be required for all construction within a City of Menifee public right-of-way. The County will agree to provide a copy of the traffic management plan(s) as

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10. GENERAL CONDITIONS

10.PLANNING. 31 MAP - MENIFEE ENCROACHMNT PRMT (cont.) INEFFECT

required pursuant to Mitigation Measure 4.13-16 to the City of Menifee for review.

[ADDED PER 5/5/10 PLANNING COMMISSION]

TRANS DEPARTMENT

10.TRANS. 1 MAP - SP344/TS CONDITIONS INEFFECT

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

The 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 Southbound Ramps (NS) at:
Bonnie Drive - Matthews Road (EW)
Ethanac Road (EW)

I-215 Northbound Ramps (NS) at:
Bonnie Drive - Matthews Road (EW)
Ethanac Road (EW)

Trumble Road (NS) at:
Mapes Road (EW)
Matthews Road (EW)

Sherman Road (NS) at:
Mapes Road (EW)
Matthews Road (EW)
Ethanac Road (EW)

Antelope Road (NS) at:
Mapes Road (EW)
Matthews Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - SP344/TS CONDITIONS (cont.) INEFFECT

Palomar Road (NS) at:
 Matthews Road (EW)
 Ethanac Road (EW)

Menifee Road (NS) at:
 San Jacinto Avenue (EW)
 Ellis Avenue (EW)
 Mountain Avenue (EW)
 Mapes Road (EW)
 Watson Road (EW)
 Ethanac Road (SR-74) (EW)
 McCall Boulevard (EW)

Malone Road (NS) at:
 Mapes Road (EW)

Briggs Road (NS) at:
 Louis Road (EW)
 Mapes Road (EW)
 Watson Road (EW)
 Ethanac Road (SR-74) (EW)

Sultanas Road (NS) at:
 Ethanac Road (SR-74) (EW)

10.TRANS. 2 MAP - SP344/IMPROVEMENTS INEFFECT

All roads shall be improved per the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

10.TRANS. 3 MAP - SP344/WRCOG TUMF INEFFECT

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

10.TRANS. 4 MAP - DRAINAGE 1 INEFFECT

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 1 (cont.) INEFFECT

including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2 INEFFECT

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

10.TRANS. 6 MAP - STD INTRO 3 (ORD 460/461) INEFFECT

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

10.TRANS. 7 MAP - OFF-SITE PHASE INEFFECT

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

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10.TRANS. 8 MAP - COUNTY WEB SITE INEFFECT

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 SP - 90 DAYS TO PROTEST INEFFECT

The applicant has ninety (90) days from the date of the 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 exactions imposed on this project as a result of the approval or conditional approval of this project.

20.PLANNING. 3 MAP- EXPIRATION DATE INEFFECT

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's 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. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL) INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL) (cont.) INEFFECT

implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"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.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 3 SP - DURATION OF SP VALIDITY INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended, which is prior to the issuance of the 571st building permit.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - DURATION OF SP VALIDITY (cont.) INEFFECT

implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

- Building and Safety Department 1 copy
- Department of Environmental Health 1 copy
- Fire Department 1 copy
- Flood Control and Water Conservation 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy
- City of Menifee 1 copy
- Executive Office - CSA Administrator 1 copy
- Clerk of the Board of Supervisors 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 5 SP - PROJECT LOCATION EXHIBIT INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5 SP - PROJECT LOCATION EXHIBIT (cont.) INEFFECT

have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 6 SP - ACOUSTICAL STUDY REQD INEFFECT

Prior to the approval of any implementing project within Planning Areas 1, 4 (southerly of Street B), 11 and/or 12 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 7 SP - AIR QUALITY STUDY REQD INEFFECT

Prior to the approval of any implementing project within Planning Areas 1, 4 (southerly of Street B), 11 and/or 12 the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.) the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an air quality study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - AIR QUALITY STUDY REQD (cont.) INEFFECT

not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 12 SP - EA REQUIRED INEFFECT

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 13 SP - ADDENDUM EIR INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP - ADDENDUM EIR (cont.)

INEFFECT

previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 14 SP - SUPPLEMENT TO EIR

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 15 SP - SUBSEQUENT EIR

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - SUBSEQUENT EIR (cont.) INEFFECT

SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 17 SP - AMENDMENT REQUIRED INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - AMENDMENT REQUIRED (cont.) INEFFECT

2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

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 which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 18 SP - PARK AGENCY REQUIRED INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley Wide Recreation and Park District shall be annexed into the Valley Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Valley Wide Recreation and Parks District is unwilling or unable to annex the property in question."

30.PLANNING. 20 SP - PA PROCEDURES INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20

SP - PA PROCEDURES (cont.)

INEFFECT

project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 21

SP - COMMON AREA MAINTENANCE

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - COMMON AREA MAINTENANCE (cont.) INEFFECT

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.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas: 14, 15, 16, 17, 18A, 18B, 18C, 18D, 19, 20A, 20B, 20C, 21A, 21B, 22A, 22B, 22C, & 22D.

30.PLANNING. 22 SP - CC&R RES PUB COMMON AREA INEFFECT

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"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 notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

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

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the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

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

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 the Specific Plan Land Use Plan attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PUB COMMON AREA (cont.) (cont.) INEFFECT

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. 23 SP - CC&R RES PRI COMMON AREA INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - CC&R RES PRI COMMON AREA (cont.)

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conditions and restrictions;

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

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

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 the Specific Plan Land Use Plan, 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - CC&R RES PRI COMMON AREA (cont.) (cont.) INEFFECT

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 the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 24 SP - ARCHAEO M/M PROGRAM

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"PRIOR TO THE ISSUANCE OF GRADING PERMITS,

The project applicant shall enter into an agreement with a qualified archaeologist listed on the County's Cultural resources Consultant List. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR, unless superceded by these conditions of approval. A copy of said agreement, fully executed, shall be submitted to the Planning Department (County Archaeologist). No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with, unless superceded by these conditions of approval."

Participating tribes for this Specific Plan consist of the Soboba Band of Luiseno Indians and the Morongo Band of Mission Indians, per their requests.

The following mitigation measures shall be complied with:

1. Prior to any clearing, grubbing, and/or earth moving activities (grading and trenching), for on-site or related off-site disturbance, a qualified professional

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

SP - ARCHAEO M/M PROGRAM (cont.)

INEFFECT

archaeologist shall be retained by the developer. The seven historic and prehistoric resources identified on the Project site indicate a high sensitivity for cultural resources in the area. Therefore, consultation with the appropriate Native American tribe(s) is required. A pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place to ensure an understanding of the mitigation measures required during construction.

2. Prior to issuance of a grading permit, a qualified professional archaeologist shall develop a mitigation plan and a discovery clause/treatment plan, which shall include mitigation monitoring to be implemented during earthmoving on the Project site. The treatment plan shall be developed in consultation with the participating Native American tribes and shall account for the treatment of any archaeological remains and associated data uncovered by brushing, grubbing, or earthmoving. The treatment plan shall not conflict with these conditions of approval.

3. The Project applicant shall enter into a pre-excavation agreement with the participating Native American tribe(s). The agreement shall specify the role of the Native American observers, protocols for consultation and dealing with human remains, and specify the ultimate disposition of any significant resources discovered during monitoring.

4. The landowner shall relinquish ownership of all cultural resources, including all cultural sacred items, burial goods and all archaeological artifacts that are found on the Project site to the participating Native American tribes for proper treatment and disposition.

5. Archaeological and tribal monitoring shall be conducted on a full-time basis for all grading and ground disturbing activities, including archaeological testing, until the Project archaeologist, in consultation with the participating Native American tribes and the County of Riverside, determines that resources are not likely to be determined.

6. If archaeological remains are found by the archaeological monitor, earthmoving shall be diverted temporarily around the deposits until they have been evaluated, recorded, protected for preservation, excavated,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - ARCHAEO M/M PROGRAM (cont.) (cont.) INEFFECT

and/or recovered as necessary. Earthmoving shall be allowed to proceed through the site when the archaeological supervisor, in consultation with the participating Native American tribes and the County of Riverside, determines the artifacts are recovered and/or the site is mitigated to the extent necessary.

7. If possible human remains are encountered during any earthmoving activities, in adherence to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 7097.98. The County Coroner must be notified of the find immediately. If the remains are considered to be prehistoric, the Coroner must notify the Native American Heritage Commission (NAHC). With the permission of the landowner or his/her representative, the Most Likely Descendant(s) (MLD(s)) may inspect the site of discovery. The MLD(s) shall complete the inspection within 24 hours of notification by the NAHC.

8. If a previously unknown site is encountered and it requires additional mitigation, a plan or proposal shall be prepared by the archaeologist, in consultation with the participating Native American tribes and the County of Riverside, outlining the plan of action that needs to be implemented to mitigate the new site.

9. Any recovered archaeological resources shall be identified, recorded, mapped, and artifacts catalogued as required by standard archaeological practices. Examination by an archaeological specialist shall be included where necessary, dependant upon the artifacts, features, or sites that are encountered, in consultation with the participating Native American tribes. Any invasive examination/testing methods shall have prior approval by the participating tribes. If the participating tribes request prior to commencement of monitoring and mitigation work that artifacts be kept on-site, then the Project Archaeologist shall accommodate that request with an on-site laboratory facility and temporary on-site security structure with access controlled by the Project Archaeologist and the participating tribes. The expenses of the requested security structure shall be borne by the participating tribes.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - ARCHAEO M/M PROGRAM (cont.) (cont.) (conINEFFECT

10. A certified final report of findings shall be prepared by the archaeologist for submission to the Eastern Information Center, the County of Riverside, and the participating Native American tribes. The report shall describe parcel history, summarize field and laboratory methods used, if applicable, and include any testing or special analysis information conducted to support the findings. The required Phase IV Monitoring report format and scope of work can be found on the TLMA website. Monitoring reports are to be submitted to the County Archaeologist prior to issuance of final building inspections for any component of work for which the monitoring was conducted. Please check with the County Archaeologist's office for current report format and number of copies required.

30.PLANNING. 25 SP - PALEO M/M PROGRAM INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

The following mitigation measures shall be complied with:

1. Prior to any earthmoving and/or grading activities in areas containing Pleistocene sediments, a professionally qualified paleontological monitor retained by the Project proponent and approved by the County of Riverside shall develop a storage agreement with the LACM Vertebrate Paleontology Section, San Bernardino County Museum, or another acceptable museum repository to allow for the permanent storage and maintenance of any fossil remains recovered within the project area as a result of the monitoring program, and for the archiving of associated specimen data and corresponding geologic and geographic

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP - PALEO M/M PROGRAM (cont.)

INEFFECT

site data at the museum repository.

2. The paleontologist shall develop a Paleontological Resource Impact Mitigation Program (PRIMP) and a discovery clause/treatment plan that, when implemented during earthmoving activities in the Project area, shall allow for the recovery and subsequent treatment of any fossil remains and associated specimen and site data uncovered by these activities.

3. The paleontologist and a paleontologic construction monitor shall attend a pre-grade meeting to explain the monitoring program to grading contractor staff and to develop procedures and lines of communication to be implemented if fossil remains are uncovered by earthmoving activities, particularly when a monitor may not be on-site.

4. Paleontologic monitoring of earthmoving activities shall start on a half-time basis. If excavation monitoring locates fossil material, the monitoring will continue on a full-time basis. the monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples shall be collected and processed to recover microvertebrate fossils.

5. If the paleontological monitor finds fossil remains, earthmoving activities shall be diverted around the fossil site until the remains have been recovered and these activities are allowed to proceed through the site by the monitor.

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

7. If fossil remains are found, an appropriate amount of fossiliferous rock shall be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP - PALEO M/M PROGRAM (cont.) (cont.) INEFFECT

8. Any recovered fossil remains shall be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains shall then be curated assigned and labeled with museum repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; placed in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued and associated specimen data and correspondign geologic and geographic site data shall be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized databases) at the museum repository by a laboratory technician. The remains shall then be accessioned into the museum repository fossil collection, where they shall be permantently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators.

9. A final report of result and findings shall be prepared by the Project paleontologist for submission to the County of Riverside and the museum repository following accessioning of the fossil collection into the museum repository fossil collection. The report shall describe the geology and stratigraphy of the parcel, summarize field and laboratory methods used, include a faunal list and an inventory of catalogued fossil specimens, evaluate the scientific importance of the specimens, and discuss the relationship of any newly recorded fossil site in the parcel to relevant fossil sites previously recorded from the fossil-bearing rock unit in the parcel vicinity and from corelative rock units in other regions.

30.PLANNING. 26 SP - GENERIC M/M PROGRAM INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in EIR No. 482 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - GENERIC M/M PROGRAM (cont.) INEFFECT

substantially complied with."

30.PLANNING. 29 SP - SKR FEE CONDITION INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 318.4 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 30 SP - ENTRY MONUMENTATION INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

The entry monument(s) shall be in substantial conformance to the design guidelines for Entry Monumentation of the SPECIFIC PLAN, as shown on pages V-39 to V-49, and Figure 5-21."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32 SP - SCHOOL MITIGATION INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Romoland School District shall be mitigated in accordance with state law."

30.PLANNING. 33 SP - SCHOOL MITIGATION INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Perris Union High School District shall be mitigated in accordance with state law."

30.PLANNING. 34 SP - LNDSCP COMMON AREA MAINTENANCE INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:
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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - LNDSCP COMMON AREA MAINTENANCE (cont.) INEFFECT

to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area(s) _____"

30.PLANNING. 35 SP - LC ENTRY MONUMENTATION INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit ____.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area __ of the SPECIFIC PLAN, as shown on pages __ to __.
3. Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

TRANS DEPARTMENT

30.TRANS. 1 SP - SP344/PROJECT PHASING INEFFECT

The required project traffic signal and intersection improvements have been identified by project phase. The

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP344/PROJECT PHASING (cont.) INEFFECT

development of the project phases has been assumed to occur sequentially beginning with Phase 1. If a project Planning Areas is developed in a phase different than identified below, the timing of required improvements may be modified by the County at its discretion. The planning areas included in each project phase are as follows:

Phase 1: Planning Areas 1, 2, 3, 16, 18A, 18B, 18D, 20A, 20B, and 22D

Phase 2: Planning Areas 12 and 15

Phase 3: Planning Areas 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 17, 18C, 19, 21A, 21B, 22A, 22B, and 22C.

30.TRANS. 1 SP - SP344/TS CONDITIONS INEFFECT

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

The 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 Southbound Ramps (NS) at:
Bonnie Drive - Matthews Road (EW)
Ethanac Road (EW)

I-215 Northbound Ramps (NS) at:
Bonnie Drive - Matthews Road (EW)
Ethanac Road (EW)

Trumble Road (NS) at:
Mapes Road (EW)
Matthews Road (EW)

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP344/TS CONDITIONS (cont.) INEFFECT

Sherman Road (NS) at:
Mapes Road (EW)
Matthews Road (EW)
Ethanac Road (EW)

Antelope Road (NS) at:
Mapes Road (EW)
Matthews Road (EW)

Palomar Road (NS) at:
Matthews Road (EW)
Ethanac Road (EW)

Menifee Road (NS) at:
San Jacinto Avenue (EW)
Ellis Avenue (EW)
Mountain Avenue (EW)
Mapes Road (EW)
Watson Road (EW)
Ethanac Road (SR-74) (EW)
McCall Boulevard (EW)

Malone Road (NS) at:
Mapes Road (EW)

Briggs Road (NS) at:
Louis Road (EW)
Mapes Road (EW)
Watson Road (EW)
Ethanac Road (SR-74) (EW)

Sultanas Road (NS) at:
Ethanac Road (SR-74) (EW)

30.TRANS. 2 SP - SP344/IMPROVEMENTS INEFFECT

All roads shall be improved per the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

30.TRANS. 3 SP - SP344/WRCOG TUMF INEFFECT

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP344/WRCOG TUMF (cont.) INEFFECT

a building permit, pursuant to Ordinance No. 824.

30.TRANS. 4 SP - SP344/TS REQUIRED INEFFECT

Site specific traffic studies will be required for all subsequent development proposals with the boundaries of Specific Plan No. 344 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

30.TRANS. 5 SP - SP344/PROJECT PHASING INEFFECT

The required project traffic signal and intersection improvements have been identified by project phase. The development of the project phases has been assumed to occur sequentially beginning with Phase 1. If a project Planning Areas is developed in a phase different than identified below, the timing of required improvements may be modified by the County at its discretion. The planning areas included in each project phase are as follows:

Phase 1: Planning Areas 1, 2, 3, 16, 18A, 18B, 18D, 20A, 20B, and 22D

Phase 2: Planning Areas 12 and 15

Phase 3: Planning Areas 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 17, 18C, 19, 21A, 21B, 22A, 22B, and 22C.

30.TRANS. 6 SP - SP344/TS INSTALLATION INEFFECT

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections:

Project Phase 3:

Menifee Road (NS) at Mapes Road (EW)

NOTE: Eligible for fee credit only if signal is installed in ultimate configuration.

Project Phase 3:

Menifee Road (NS) at Site Driveway #1 (EW)

NOTE: This signal is not eligible for fee credit.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - SP344/TS INSTALLATION (cont.) INEFFECT

or as approved by the Transportation Department.

30.TRANS. 7 SP - SP344/TS GEOMETRICS INEFFECT

Prior to Occupancy of the 1st Dwelling Unit in Phase 1:

The intersection of Menifee Road (NS) and Mapes Road (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one shared through/right-turn lane

Southbound: one left-turn lane, one shared through/right-turn lane

Eastbound: one left-turn lane, one shared through/right-turn lane

Westbound: one left-turn lane, two through lanes, one right-turn lane

NOTE: One of the westbound through lanes may be striped out.

The intersection of Menifee Road (NS) and Mountain Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane, one right-turn lane

Southbound: one left-turn lane, one shared through/right-turn lane

Eastbound: N/A

Westbound: one left-turn lane, one shared through/right-turn lane

NOTE: The northbound left-turn lane pavement shall be provided to shadow/accommodate the southbound left-turn lane, however the northbound left-turn lane may be striped to prohibit left-turns.

The intersection of Menifee Road (NS) and Site Driveway #1 (EW) shall be improved to provide the following geometrics:

Northbound: one through lane, one shared through/right-turn lane

Southbound: one left-turn lane, one through lane

Eastbound: N/A

Westbound: one left-turn lane, one right-turn lane

The intersection of Site Driveway #2 (NS) and Mountain

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7

SP - SP344/TS GEOMETRICS (cont.)

INEFFECT

Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane
Southbound: one shared left-turn/through/right-turn lane
Eastbound: one shared left-turn/through/right-turn lane
Westbound: one shared left-turn/through/right-turn lane

Prior to Occupancy of the 1st Building in Phase 2:

The intersection of Briggs Road (NS) and Mapes Road (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one shared through/right-turn lane
Southbound: one left-turn lane, one shared through/right-turn lane
Eastbound: one left-turn lane, one shared through/right-turn lane
Westbound: one shared left/through/right-turn lane

NOTE: This intersection shall be improved according to the "Conceptual Striping Plan, Briggs Road at Mapes Road" prepared by Urban Crossroads and submitted on 11/26/08.

The intersection of Site Driveway #4/Malone Road (NS) and Mapes Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one shared left-turn/right-turn lane
Eastbound: one left-turn lane, one through lane
Westbound: one shared through/right-turn lane

The intersection of Briggs Road (NS) and Site Driveway #5 (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one shared through/right-turn lane
Southbound: one left-turn lane, one shared through/right-turn lane
Eastbound: one shared left-turn lane/through/right-turn lane
Westbound: one shared left-turn lane/through/right-turn lane

NOTE: The southbound left-turn lane pavement shall be

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7 SP - SP344/TS GEOMETRICS (cont.) (cont.) INEFFECT

provided to shadow/accommodate the northbound left-turn lane, however the southbound left-turn lane may be striped out to prevent left-turns.

Prior to Occupancy of the 1st Dwelling Unit in Phase 3:

The intersection of Site Driveway #3 (NS) and Mapes Road (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane
Southbound: one shared left-turn/through/right-turn lane
Eastbound: one left-turn lane, one shared through/right-turn lane
Westbound: one left-turn lane, one shared through/right-turn lane

NOTE: The westbound left-turn lane pavement shall be provided to shadow/accommodate the eastbound left-turn lane, however the westbound left-turn lane may be striped to prevent left-turns.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

30.TRANS. 8 SP - LAKEVIEW/NUEVO FUNDING INEFFECT

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. Subsequent implementing maps of the specific plan will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB Fee as determined by the County, prior to the recordation of any final map.

40. PRIOR TO PHASING (UNITIZATION)

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40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING INEFFECT

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

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

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

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

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

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL INEFFECT

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

50.FIRE. 3 MAP-#004-ECS-FUEL MODIFICATION INEFFECT

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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

50.FIRE. 4 MAP-#46-WATER PLANS INEFFECT

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 4 MAP-#46-WATER PLANS (cont.) INEFFECT

minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 5 MAP-#53-ECS-WTR PRIOR/COMBUS INEFFECT

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS INEFFECT

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

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

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

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ INEFFECT

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

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY INEFFECT

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY (cont.)

INEFFECT

the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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

50.FLOOD RI. 8

MAP ADP FEES

INEFFECT

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Line B sub-watershed of the Homeland/Romoland Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage

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50. PRIOR TO MAP RECORDATION

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

area.

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP INEFFECT

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

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT INEFFECT

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - ECS BLASTING INEFFECT

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential requirement of bedrock blasting for construction purposes. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2069, is ~~subject to the~~ potential requirement of bedrock blasting for construction purposes. This blasting may present a potential hazard during site grading/construction. Therefore, mitigation of this potential hazard, in the form of acquiring all necessary blasting permits, conforming to appropriate

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - ECS BLASTING (cont.) INEFFECT

blasting plans and utilization of only experienced and appropriately licensed blasting contractors is required as a matter of grading/construction on this site."

50.PLANNING. 2 PRJ- SP PARK AGNECY REQD INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project: "PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley Wide Recreation and Park District shall be annexed into the Valley Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department. This condition shall be considered as NOT APPLICABLE if Valley Wide Recreation and Parks District is unwilling or unable to annex the property in question."

This condition implements condition 30.PLANNING.18 of the SPECIFIC PLAN.

50.PLANNING. 4 PRJ- SP FINAL ZONING MAP INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits): "The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas: 1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas. 2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 PRJ- SP FINAL ZONING MAP (cont.) INEFFECT

zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

This condition implements condition 30.PLANNING.20 of the SPECIFIC PLAN.

50.PLANNING. 5 PRJ- SP COMMON AREA MAIN INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application: "PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with: 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. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas: 14, 15, 16, 17, 18A, 18B, 18C, 18D, 19, 20A, 20B, 20C, 21A, 21B, 22A, 22B, 22C, & 22D.

This condition implements condition 30.PLANNING.21 of the SPECIFIC PLAN.

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50. PRIOR TO MAP RECORDATION

50. PLANNING. 6

PRJ- SP CC&R PUB COMN AREA

INEFFECT

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization: "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 notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval: 1. A cover letter identifying the project for which approval is sought; 2. A signed and notarized declaration of covenants, conditions and restrictions; 3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and, 4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review. 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 the Specific Plan Land Use Plan attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6

PRJ- SP CC&R PUB COMN AREA (cont.)

INEFFECT

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

This condition implements condition 30.PLANNING.22 of the SPECIFIC PLAN.

50.PLANNING. 7

PRJ- SP CC&R PRI COMN AREA

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7

PRJ- SP CC&R PRI COMN AREA (cont.)

INEFFECT

organization: "The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval: 1. A cover letter identifying the project for which approval is sought; 2. A signed and notarized declaration of covenants, conditions and restrictions; 3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and, 4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review. 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 the Specific Plan Land Use Plan, 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

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50.PLANNING. 7 PRJ- SP CC&R PRI COMN AREA (cont.) (cont.) INEFFECT

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."

This condition implements condition 30.PLANNING.23 of the SPECIFIC PLAN.

50.PLANNING. 8 MAP - PREPARE A FINAL MAP INEFFECT

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

50.PLANNING. 9 MAP - FINAL MAP PREPARER INEFFECT

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

50.PLANNING. 10 MAP - SURVEYOR CHECK LIST INEFFECT

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

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

B. All lots on the FINAL MAP shall have a minimum lot sizes in accordance with the SPECIFIC PLAN ZONING ORDINANCE TEXT for Planning Areas 1 through 11, which is summerized as follows for each SPECIFIC PLAN Planning Area:

1. All residential lots within Planning Area 7 shall be a

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50.PLANNING. 10 MAP - SURVEYOR CHECK LIST (cont.) INEFFECT

minimum of 4,000 square feet.

2. All residential lots within Planning Areas 5 and 6 shall be a minimum of 4,500 square feet.
3. All residential lots within Planning Areas 4 and 9 shall be a minimum of 5,000 square feet.
4. All residential lots within Planning Area 3 shall be a minimum of 6,000 square feet.
5. All residential lots within Planning Areas 2, 8, and 10 shall be a minimum of 7,000 square feet.
6. All residential lots within Planning Areas 1 and 11 shall be a minimum of 20,000 square feet.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP Zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 11 MAP - REQUIRED APPLICATIONS INEFFECT

No FINAL MAP shall record until General Plan Amendment No. 727, Specific Plan No. 344 and Change of Zone No. 7076 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 15 MAP- OFFER OF TRAILS INEFFECT

An offer of dedication to the County of Riverside Open Space and Parks District for a ten to fourteen foot (10'-14') wide regional trail along Briggs Road shall be

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 15 MAP- OFFER OF TRAILS (cont.) INEFFECT

noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 16 MAP- TRAIL MAINTENANCE INEFFECT

The land divider shall form or annex to a trails maintenance district or other maintenance district [e.g. Valleywide Parks and Recreation District] approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide Regional trail located along Briggs Road. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 18 MAP - ECS SHALL BE PREPARED INEFFECT

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 19 MAP- ECS AFFECTED LOTS INEFFECT

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

The affected lots can include, but are not limited to the following:

Planning Areas: 14, 15, 16, 17, 18A, 18B, 18C, 18D, 19, 20A, 20B, 20C, 21A, 21B, 22A, 22B, 22C, & 22D.

50.PLANNING. 21 MAP - ECS NOTE ARCHAEOLOGICAL INEFFECT

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

"County Archaeological Report no. PD-A-3542 was prepared for this property on September 2005 by LSA and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report. Arcaheological

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 21 MAP - ECS NOTE ARCHAEOLOGICAL (cont.) INEFFECT

monitoring of all earth-moving activities
(clearing, grubbing, grading, trenching, borrowing)."

50.PLANNING. 26 MAP - ECS NOTE MT PALOMAR LIGH INEFFECT

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

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

50.PLANNING. 33 MAP - COMPLY WITH ORD 457 INEFFECT

The land divider shall provide proof to The Land Management
Agency - Land Use Section that all structures for human
occupancy presently existing and proposed for retention
comply with Ordinance Nos. 457 and 348.

50.PLANNING. 35 MAP - FEE BALANCE INEFFECT

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

50.PLANNING. 37 PRJ - SP FINAL DOCS INEFFECT

Since this project is being processed concurrently with a
SPECIFIC PLAN condition of approval 30.PLANNING.4
is being deferred until PRIOR TO MAP RECORDATION.

50.PLANNING. 38 MAP - REQUIRED CHANGE OF ZONE INEFFECT

The land divider shall file an application for a change of
zone with the County Planning Department (Change of Zone
No. 7076). No FINAL MAP shall be permitted to record unless
and until this change of zone has been approved and adopted
by the Board of Supervisors and is effective.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 44

MAP- LC LNDSCP COMMON AREA MA

INEFFECT

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

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

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

50.PLANNING. 45

PRJ- LNDSCP COMMON AREA MAINTEN

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application: "PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with: 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 45

PRJ- LNDSCP COMMON AREA MAINTENANCE (cont.)

INEFFECT

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. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping. d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto). Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area(s): 14, 15, 16, 17, 18A, 18B, 18C, 18D, 19, 20A, 20B, 20C, 21A, 21B, 22A, 22B, 22C, & 22D.

This condition implements condition 30.PLANNING.34 of the SPECIFIC PLAN.

NOTE: CHANGING THE STATUS OF CONDITION OF APPROVAL 50.PLANNING.05 TO A STATUS OF MET WILL SATISFY THIS CONDITION.

TRANS DEPARTMENT

50.TRANS. 1

MAP - SP344/TG GEOMETRICS

INEFFECT

Prior to Occupancy of the 1st Dwelling Unit in Phase 1:

The intersection of Menifee Road (NS) and Mapes Road (EW) shall be improved to provide the following geometrics:

08/04/10
11:01

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50. PRIOR TO MAP RECORDATION

50.TRANS. 1

MAP - SP344/TS GEOMETRICS (cont.)

INEFFECT

Northbound: one left-turn lane, one shared
through/right-turn lane

Southbound: one left-turn lane, one shared
through/right-turn lane

Eastbound: one left-turn lane, one shared
through/right-turn lane

Westbound: one left-turn lane, two through lanes, one
right-turn lane

NOTE: One of the westbound through lanes may be striped
out.

The intersection of Menifee Road (NS) and Mountain Avenue
(EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane, one
right-turn lane

Southbound: one left-turn lane, one shared
through/right-turn lane

Eastbound: N/A

Westbound: one left-turn lane, one shared
through/right-turn lane

NOTE: The northbound left-turn lane pavement shall be
provided to shadow/accommodate the southbound
left-turn lane, however the northbound left-turn lane
may be striped to prohibit left-turns.

The intersection of Menifee Road (NS) and Site Driveway #1
(EW) shall be improved to provide the following geometrics:

Northbound: one through lane, one shared
through/right-turn lane

Southbound: one left-turn lane, one through lane

Eastbound: N/A

Westbound: one left-turn lane, one right-turn lane

The intersection of Site Driveway #2 (NS) and Mountain
Avenue (EW) shall be improved to provide the following
geometrics:

Northbound: one shared left-turn/through/right-turn lane

Southbound: one shared left-turn/through/~~right-turn lane~~

Eastbound: one shared left-turn/through/right-turn lane

Westbound: one shared left-turn/through/right-turn lane

Prior to Occupancy of the 1st Building in Phase 2:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - SP344/TS GEOMETRICS (cont.) (cont.) INEFFECT

The intersection of Briggs Road (NS) and Mapes Road (EW) shall be improved to provide the following geometrics:

- Northbound: one left-turn lane, one shared through/right-turn lane
- Southbound: one left-turn lane, one shared through/right-turn lane
- Eastbound: one left-turn lane, one shared through/right-turn lane
- Westbound: one shared left/through/right-turn lane

NOTE: This intersection shall be improved according to the "Conceptual Striping Plan, Briggs Road at Mapes Road" prepared by Urban Crossroads and submitted on 11/26/08.

The intersection of Site Driveway #4/Malone Road (NS) and Mapes Road (EW) shall be improved to provide the following geometrics:

- Northbound: N/A
- Southbound: one shared left-turn/right-turn lane
- Eastbound: one left-turn lane, one through lane
- Westbound: one shared through/right-turn lane

The intersection of Briggs Road (NS) and Site Driveway #5 (EW) shall be improved to provide the following geometrics:

- Northbound: one left-turn lane, one shared through/right-turn lane
- Southbound: one left-turn lane, one shared through/right-turn lane
- Eastbound: one shared left-turn lane/through/right-turn lane
- Westbound: one shared left-turn lane/through/right-turn lane

NOTE: The southbound left-turn lane pavement shall be provided to shadow/accommodate the northbound left-turn lane, however the southbound left-turn lane may be striped out to prevent left-turns.

Prior to Occupancy of the 1st Dwelling Unit in Phase 3:

The intersection of Site Driveway #3 (NS) and Mapes Road (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through/right-turn lane

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50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - SP344/TS GEOMETRICS (cont.) (cont.) (coINEFFECT

Southbound: one shared left-turn/through/right-turn lane

Eastbound: one left-turn lane, one shared
through/right-turn lane

Westbound: one left-turn lane, one shared
through/right-turn lane

NOTE: The westbound left-turn lane pavement shall be provided to shadow/accommodate the eastbound left-turn lane, however the westbound left-turn lane may be striped to prevent left-turns.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

50.TRANS. 2 MAP - SP344/TS DESIGN

INEFFECT

The project proponent shall be responsible for design of traffic signals at the following intersections:

Project Phase 3:

Menifee Road (NS) at Mapes Road (EW)

NOTE: Eligible for fee credit only if signal is installed in ultimate configuration.

Project Phase 3:

Menifee Road (NS) at Site Driveway #1 (EW)

NOTE: This signal is not eligible for fee credit.

or as approved by the Transportation Department.

50.TRANS. 3 MAP - IMP PLANS

INEFFECT

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

NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - OFF-SITE INFO INEFFECT

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

50.TRANS. 5 MAP - EASEMENT/SUR INEFFECT

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

50.TRANS. 6 MAP - ACCESS RESTRICTION INEFFECT

Lot access shall be restricted on Mapes Road and Menifee Road and so noted on the final map.

50.TRANS. 7 MAP - STRIPING PLAN INEFFECT

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

50.TRANS. 8 MAP - STREET NAME SIGN INEFFECT

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

50.TRANS. 9 MAP - ST DESIGN/IMPRV CONCEPT INEFFECT

The street design and improvement concept of this project shall be coordinated with PUP00885.

50.TRANS. 10 MAP - SOILS 2 INEFFECT

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - INTERSECTION/50' TANGENT INEFFECT

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

50.TRANS. 12 MAP - RIV. TRANSIT AUTHORITY INEFFECT

The land divider shall comply with the Riverside Transit Authority recommendations.

50.TRANS. 13 MAP- CORNER CUT-BACK I/SUR INEFFECT

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

50.TRANS. 14 MAP - LANDSCAPING/TRAILS INEFFECT

The project proponent shall comply in accordance with landscaping and trail requirements within public road rights-of-way in accordance with Ordinance 461. Landscaping shall be improved within Menifee Road, Mapes Road, Briggs Road and trails shall be improved along Menifee Road.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 15 MAP - LIGHTING PLAN INEFFECT

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16

MAP - ANNEX L&LMD/OTHER DIST

INEFFECT

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping.
- (2) Trails along Menifee Road.
- (3) Street lights.
- (4) Traffic signals per 90.TRANS.1 condition.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

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

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

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

50.TRANS. 17

MAP - UTILITY PLAN

INEFFECT

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and

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50.TRANS. 17 MAP - UTILITY PLAN (cont.)

INEFFECT

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

50.TRANS. 18 MAP - DEDICATION

INEFFECT

Streets "A", "B", and "X" (Public Entry) are designated as Local Entry and shall be improved with 56' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 86' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (56'/86') (Modified for increased improvements and right-of-way from 74' to 86', and for the location of sidewalk.)

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 15' parkway.

2. A 14' landscaped entry median shall be construction at the centerline of the street.

Street "B", "AA", "CC", and "DD" (Public) adjacent to the park/school site shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, and sidewalk within the 66' full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A". (44'/66')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line (on residential lot side) and 11' concrete sidewalk adjacent the curb line (along park/school side) within the 11' parkway.

Mountain Avenue (Public) from Menifee Road to "GG" Street is designated as Local and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section A.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18 MAP - DEDICATION (cont.)

INEFFECT

(36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

All other interior streets (Public) are designated as Local and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section A. (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

50.TRANS. 19 MAP - PART-WIDTH IMPROVEMENTS

INEFFECT

Menifee Road (Public) along project boundary is a paved County maintained road designated as Urban Arterial Highway and shall be improved with 74' part-width AC pavement (55' on the project side and 19' on the opposite side of centerline), 8" concrete curb and gutter, 8" curbed landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 100 foot minimum part-width dedicated right-of-way (78' on project side and 22' on the opposite side of centerline) in accordance with County Standard No. 91 and Standard No. 405. (Modified for reduced half-width right-of-way from 81' to 78' and location of sidewalk.)

- NOTE: 1. A 5' concrete sidewalk (project side) shall be constructed 6' from the curb line within the 23' parkway.
2. A 14' wide and 8" high curbed landscaping median shall be constructed at the centerline of the street.
3. A 10' trail shall be constructed 13' from the curb line per Standard 405 or as approved by the Director of Transportation.
4. Construct AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the north project boundary as approved by the Director of Transportation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19

MAP - PART-WIDTH IMPROVEMENTS (cont.)

INEFFECT

Mountain Avenue (Public) from Menifee Road to "GG" Street is designated as Local and shall be improved with 32' part-width AC pavement, (20' on the project side and 12' on the opposite side of centerline), 6" concrete curb and gutter, and 5' sidewalk (project side) within the minimum 45' part-width dedicated right-of-way (30' on the project side and 15' on the opposite side of centerline) in accordance with County Standard No. 105, Section "C".

NOTE: 1. A 5' sidewalk (project side) shall be constructed adjacent to the right-of-way line within the 10' parkway.

2. A concrete drainage ditch to be constructed within the northerly shoulder of Mountain with 5:1 side slope on the street side and a depth of 3.1' in conformance with the cross sections transmitted and approved on 2/17/09. A storm drain to be constructed in Mountain Avenue and drainage inlets to be installed at adequate spacings in order to maintain the required depth of flow in the drainage ditch as approved by the Transportation and Flood departments.

Mapes Road (Public) along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 44' to 56' part-width AC pavement, (35' to 44' on the project side and 12' on the opposite side of centerline), 6" concrete curb and gutter, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 65' to 77 foot minimum part-width dedicated right-of-way (50' to 62' on project side and 15' on the opposite side of centerline), in accordance with County Standard No. 94.

NOTE: A 5' sidewalk shall be constructed 9' from the curb line within the 18' parkway.

Briggs Road (Public) along project boundary is designated as a Collector and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on the opposite side of centerline), 6" concrete curb and gutter, and 5' sidewalk within the 52' minimum part-width dedicated right-of-way (37' on the project side and 15' on the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - PART-WIDTH IMPROVEMENTS (cont.) (cont.) INEFFECT

opposite side of centerline) in accordance with County Standard No. 103, Section "A".

NOTE: 1. A 5' sidewalk (project side) shall be constructed 7' from the curb line within the 15' parkway.

2. A concrete drainage ditch to be constructed within the easterly shoulder of Briggs with 5:1 side slope on the street side and a depth between 1.5' and 2.8' in conformance with the cross sections transmitted and approved on 2/17/09. A storm drain to be constructed in Briggs Road and drainage inlets to be installed at adequate spacings in order to maintain the required depth of flow in the drainage ditch as approved by the Transportation and Flood departments.

All other alleys (privately maintained) are designated as Alley and shall be improved with 32' full-width AC pavement, 6" concrete curb and gutter within the 36' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", (32'/36'), and/or as approved by Transportation Department. (Modified for reduced right-of-way from 56' to 36' and for NO sidewalk.)

50.TRANS. 20 MAP - TUMF CREDIT AGREEMENT

INEFFECT

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

INEFFECT

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS (cont.) INEFFECT

lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP-G2.4GEOTECH/SOILS RPTS INEFFECT

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

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

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

60.BS GRADE. 4 MAP-G2.7DRNAGE DESIGN Q100 INEFFECT

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

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

60.BS GRADE. 5 MAP-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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP-G2.12SLOPES IN FLOODWAY INEFFECT

Grade slopes which infringe into the 100 year 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 - this 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.

60.BS GRADE. 7 MAP-G2.14OFFSITE GDG ONUS INEFFECT

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

60.BS GRADE. 8 MAP-G2.15NOTRD OFFSITE LTR INEFFECT

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 MAP IMPORT/EXPORT

INEFFECT

In instances where a grading plan involves ~~import or~~ export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

EPD DEPARTMENT

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR

INEFFECT

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained ~~within 30 days of the~~ survey a new survey shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3

EPD- RIPARIAN MITIAGATION

INEFFECT

THE PROJECT MUST SUBMIT A PLAN PRODUCED BY A QUALIFIED BIOLOGIST HOLDING AN MOU WITH RIVERSIDE COUNTY OUTLINING THE PROPOSED RIPARIAN WILLOW SCRUB MITIGATION AREA IN THE SOUTHWEST CORNER OF THE SITE TO EPD FOR REVIEW PRIOR TO APPROVAL OF ANY GRADING PERMIT FOR THIS PROPERTY. THIS REPORT MUST DISCUSS CONSTRUCTION OF THE AREA, SEED MIX, SUCCESS CRITERIA & A MONITORING PLAN.

FIRE DEPARTMENT

60.FIRE. 1

MAP-#004 FUEL MODIFICATION

INEFFECT

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

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

MAP SUBMIT PLANS

INEFFECT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ INEFFECT

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

60.FLOOD RI. 6 MAP PHASING INEFFECT

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

60.FLOOD RI. 7 MAP ADP FEES INEFFECT

Tract Map No. 35045 is located within the limits of the Line B sub-watershed of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted.

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

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP INEFFECT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 4

MAP - PALEONTOLOGIST REQUIRED

INEFFECT

The land divider/permit holder shall retain a qualified paleontologist for paleontological monitoring and mitigation services for the proposed grading in the southern portion of the parcel, with respect to potential paleontological impacts. The Paleontological Resource Impact Mitigation Program contained in the Paleontological Resource Assessment (PD-P-1323) prepared by LSA, dated October 11, 2004, shall be followed in the event of any paleontological resources are uncovered for this project. The developer shall submit a copy of a fully executed contract for paleontological monitoring and mitigation services, including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. A pre-grade meeting between the paleontologist and the excavation and grading contractor shall be held. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 5

MAP - BLASTING PLAN

INEFFECT

PRIOR TO ISSUANCE OF GRADING PERMITS:

The applicant shall retain a qualified blasting contractor/consultant and have that contractor/consultant prepare a comprehensive Blasting Plan for this grading activity, as appropriate and to the extent blasting is required.

This plan shall include, at a minimum, the following aspects/information:

- 1.Type of blasting media to be used (TNT, ANFO, etc.).
- 2.Drilling methods, bore hole diameter, depth of bore hole, number of holes per shot, stemming, burden, weight/volume of explosives, accelerants, fuse type, etc..
- 3.Amount of material expected to be produced per blast.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP - BLASTING PLAN (cont.) INEFFECT

4. Monitoring plans for blast-induced ground vibrations and air overpressure (sound).

5. Monitoring plans for drilling-induced ground vibrations and noise impacts.

6. Monitoring plans for potential adverse effects caused by blasting relative to slope stability.

7. Monitoring plans for potential adverse effects caused by blasting relative to the hydrologic characteristics of the rock body.

8. Recommendations for minimizing any potential drilling and blasting impacts, as appropriate.

9. All necessary blasting permits.

60.PLANNING. 6 PRJ- SP ARCHAEO M/M PROGRAM INEFFECT

This condition implements condition 30.PLANNING.24 of the SPECIFIC PLAN.

60.PLANNING. 7 PRJ- SP PALEON M/M PROGRAM INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with." The following mitigation measures shall be complied with: 1. Prior to any earthmoving and/or grading activities in areas containing Pleistocene sediments, a professionally qualified paleontological monitor retained by the Project proponent and approved by the County of Riverside shall develop a storage agreement with the LACM Vertebrate Paleontology

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7

PRJ- SP PALEON M/M PROGRAM (cont.)

INEFFECT

Section, San Bernardino County Museum, or another acceptable museum repository to allow for the permanent storage and maintenance of any fossil remains recovered within the project area as a result of the monitoring program, and for the archiving of associated specimen data and corresponding geologic and geographic site data at the museum repository. 2. The paleontologist shall develop a Paleontological Resource Impact Mitigation Program (PRIMP) and a discovery clause/treatment plan that, when implemented during earthmoving activities in the Project area, shall allow for the recovery and subsequent treatment of any fossil remains and associated specimen and site data uncovered by these activities. 3. The paleontologist and a paleontologic construction monitor shall attend a pre-grade meeting to explain the monitoring program to grading contractor staff and to develop procedures and lines of communication to be implemented if fossil remains are uncovered by earthmoving activities, particularly when a monitor may not be on-site. 4. Paleontologic monitoring of earthmoving activities shall start on a half-time basis. If excavation monitoring locates fossil material, the monitoring will continue on a full-time basis. the monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples shall be collected and processed to recover microvertebrate fossils. 5. If the paleontological monitor finds fossil remains, earthmoving activities shall be diverted around the fossil site until the remains have been recovered and these activities are allowed to proceed through the site by the monitor. 6. If fossil remains are encountered by earthmoving activities when the monitor is not on the site, these activities shall be diverted around the fossil site and the monitor called to the site immediately to recover the remains. 7. If fossil remains are found, an appropriate amount of fossiliferous rock shall be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit. 8. Any recovered fossil remains shall be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains shall then be curated assigned and labeled with museum repository fossil specimen numbers and corresponding fossil site

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 PRJ- SP PALEON M/M PROGRAM (cont.) (cont.) INEFFECT

numbers, as appropriate; placed in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued and associated specimen data and correspondign geologic and geographic site data shall be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized databases) at the museum repository by a labortory technician. The remains shall then be accessioned into the museum repository fossil collection, where they shall be permantently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. 9. A final report of result and findings shall be prepared by the Project paleontologist for submission to the County of Riverside and the museum repository following accessioning of the fossil collection into the museum repository fossil collection. The report shall describe the geology and stratigraphy of the parcel, summarize field and laboratory methods used, include a faunal list and an inventory of catalogued fossil specimens, evaluate the scientific importance of the specimens, and discuss the relationship of any newly recorded fossil site in the parcel to relevant fossil sites previously recorded from the fossil-bearing rock unit in the parcel vicinity and from corelative rock units in other regions.

This condition implements condition 30.PLANNING.25 of the SPECIFIC PLAN.

60.PLANNING. 8 PRJ- SP GENERAL M/M PROGRAM INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in EIR No. 482 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

This condition implements condition 30.PLANNING.26 of the SPECIFIC PLAN.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 PRJ- SP SKR FEE CONDITION INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project: "PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 318.4 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

This condition implements 30.PLANNING.29 of the SPECIFIC PLAN.

60.PLANNING. 15 MAP - BUILDING PAD GRADING INEFFECT

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 23 MAP - FEE BALANCE INEFFECT

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

60.PLANNING. 24 MAP - GRADING PLAN REVIEW INEFFECT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 MAP - GRADING PLAN REVIEW (cont.) INEFFECT

grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 27 MAP - NPDES COMPLIANCE (2) INEFFECT

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

60.PLANNING. 28 MAP - REQUIRED APPLICATIONS INEFFECT

No grading permits shall be issued until General Plan Amendment No. 727, Specific Plan No. 344, and Change of Zone No. 7076 have been approved and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 35 MAP - PLANNING DEPT REVIEW INEFFECT

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

60.PLANNING. 37 GEN- CULTURAL RESOURCES PROFE INEFFECT

As a result of information provided in PD-A-3542, prepared in 2005 by LSA, archaeological monitoring shall be required for the grading and related earth-disturbing activities.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 37 GEN- CULTURAL RESOURCES PROFE (cont.)

INEFFECT

interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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

NOTE:

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

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

60.PLANNING. 38 GEN- SPECIAL INTEREST MONITOR

INEFFECT

As a result of communications from the Ramona Band of Cahuilla Indians, Morongo Band of Mission Indians, and the Soboba band of Luiseno Indians, tribal monitoring shall be required for the grading and related earth disturbances.

Prior to the issuance of grading permits, the developer/permit holder shall enter into a cooperative contract and retain a monitor(s) designated by the Ramon Band of Cahuilla Indians, the Morongo Band of Mission Indians, and the Soboba Band of Luiseno Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during all initial ground

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 38

GEN- SPECIAL INTEREST MONITOR (cont.)

INEFFECT

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

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

NOTE:

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

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

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

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

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 39 MAP - BLASTING NOTIFICATION INEFFECT

The applicant, owner, and/or successor-in-interest shall notify the City of Menifee Department of Building and Safety no less than 48 hours prior to any blasting activities located within the boundary of the Tentative Tract Map.

[ADDED PER 5/5/10 PLANNING COMMISSION]

TRANS DEPARTMENT

60.TRANS. 1 MAP-CREDIT/REIMBURSEMENT 4 IMP INEFFECT

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

FIRE DEPARTMENT

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

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to

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80. PRIOR TO BLDG PRMT ISSUANCE

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

any combustibile building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS INEFFECT

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

80.FLOOD RI. 3 MAP ADP FEES INEFFECT

Tract Map No. 35045 is located within the limits of the Line B sub-watershed of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP INEFFECT

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

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2 PRJ- SCHOOL MIT-PERRIS UNION INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "PRIOR TO BUILDING PERMITS, impacts to the Perris Union High Schol District shall be mitigated in accordance with state law."

This condition implements condition 30.PLANNING.33 of the SPECIFIC PLAN.

80.PLANNING. 4 MAP - ROOF MOUNTED EQUIPMENT INEFFECT

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

80.PLANNING. 6 MAP - UNDERGROUND UTILITIES INEFFECT

All utility extensions within a lot shall be placed underground.

80.PLANNING. 9 MAP- ELEVATION & FLOOR PLAN INEFFECT

Elevations and floor plans shall substantially conform to adopted SPECIFIC PLAN Design Standards.

80.PLANNING. 10 MAP- COLOR SCHEME INEFFECT

Colors/materials shall conform substantially adopted SPECIFIC PLAN Design Standards.

80.PLANNING. 11 MAP - PARKING SPACES INEFFECT

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

80.PLANNING. 12 MAP - CONFORM FINAL SITE PLAN INEFFECT

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that

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80.PLANNING. 12 MAP - CONFORM FINAL SITE PLAN (cont.) INEFFECT

the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 17 MAP - SUBMIT BUILDING PLANS INEFFECT

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

80.PLANNING. 18 MAP - FEE BALANCE INEFFECT

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

80.PLANNING. 20 MAP- FNL SITE DEV PLOT PLAN INEFFECT

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

Subdivision development shall conform to the approved plot plan and shall conform the SPECIFIC PLAN Design Standards.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution

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80.PLANNING. 20 MAP- FNL SITE DEV PLOT PLAN (cont.) INEFFECT

after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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

80.PLANNING. 22 MAP - WALLS/FENCING PLOT PLAN INEFFECT

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

1. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

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

3. All wood fencing, where allowed, shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

4. All wood fence posts, where allowed, shall be steel set in concrete.

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80.PLANNING. 22 MAP - WALLS/FENCING PLOT PLAN (cont.) INEFFECT

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

80.PLANNING. 23 MAP - ENTRY MONUMENT PLOT PLAN INEFFECT

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

The plot plan shall contain the following elements:

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

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

THIS CONDITION IMPLEMENTS CONDITION OF APPROVAL
30.PLANNING.30 OF THE SPECIFIC PLAN.

80.PLANNING. 24 MAP - MODEL HOME COMPLEX INEFFECT

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of

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80.PLANNING. 24 MAP - MODEL HOME COMPLEX (cont.)

INEFFECT

County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

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

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

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

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

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80.PLANNING. 25 MAP - BUILDING SEPARATION 2 INEFFECT

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

80.PLANNING. 29 MAP - LC LANDSCAPE PLOT PLAN INEFFECT

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

At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7)If this is a phased development, then a copy of the

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80.PLANNING. 29 MAP - LC LANDSCAPE PLOT PLAN (cont.) INEFFECT

approved phasing plan shall be submitted for reference.

NOTE:

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

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

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

80.PLANNING. 30 MAP - LC LANDSCAPE SECURITIES INEFFECT

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

NOTE:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30 MAP - LC LANDSCAPE SECURITIES (cont.) INEFFECT

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

80.PLANNING. 32 PRJ- LC ENTRY MONUMENTATION INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project: 1.An entry monument shall be shown on the Final Site Plan of Development (FSD)/Minor Plot Plan for the applicable and/or appropriate Planning Area. 2.The entry monument shall be in substantial conformance to the design guidelines the applicable and/or appropriate Planning Area of the SPECIFIC PLAN, as shown within Section IV (Design Standards) within the SPECIFIC PLAN 3.Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

This condition implements condition 30.PLANNING.35 of the SPECIFIC PLAN.

80.PLANNING. 33 PRJ- SCHOOL MIT FEE-ROMOLAND INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "PRIOR TO BUILDING PERMITS, impacts to the Romoland School District shall be mitigated in accordance with state law."

This condition implements condition 30.PLANNING.32 of the SPECIFIC PLAN.

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BS GRADE DEPARTMENT

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

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

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

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION INEFFECT

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.rcflood.org/NPDES or email fcnpdes@rcflood.org

1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP INEFFECT

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 MAP IMPLEMENT WQMP (cont.) INEFFECT

all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 4 MAP FACILITY COMPLETION INEFFECT

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5 MAP BMP MAINTAIN INSPECT INEFFECT

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and inspected and, if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - PALEO MONITORING REPORT INEFFECT

Prior to Final Inspection, the applicant shall submit to the County Archaeologist one certified paper copy and two (2) CD (pdf) copies of the Paleontological Monitoring Report. The report shall be certified by a professionally-qualified paleontologist listed on the County's Paleontology Consultant List.

90.PLANNING. 3 MAP- BLOCK WALL ANTIGRAFFITI INEFFECT

All walls required and/or constructed as part of this approval shall be subject to the approval of the County Planning Department and the Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 MAP - CONCRETE DRIVEWAYS INEFFECT

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

90.PLANNING. 10 MAP -WALL/FENCING COMPLIANCE INEFFECT

Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans and the approved fence and wall plans.

90.PLANNING. 17 MAP - ROLL-UP GARAGE DOORS INEFFECT

All residences shall have automatic roll-up garage doors.

90.PLANNING. 18 MAP - LC LNDSCP INSPECT DEPOSIT INEFFECT

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

90.PLANNING. 20 MAP - LC COMPLY W/ LNDSCP/ IRR INEFFECT

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

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90.PLANNING. 20 MAP - LC LNDSCP INSPCT REQMNTS INEFFECT

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 21 GEN - CULTURAL RESOURCES RPT INEFFECT

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

TRANS DEPARTMENT

90.TRANS. 1 MAP - SP344/TS INSTALLATION INEFFECT

The project proponent shall be responsible for design and construction of traffic signals at the following

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - SP344/TS INSTALLATION (cont.) INEFFECT

intersections:

Project Phase 3:

Menifee Road (NS) at Mapes Road (EW)

NOTE: Eligible for fee credit only if signal is installed in ultimate configuration.

Project Phase 3:

Menifee Road (NS) at Site Driveway #1 (EW)

NOTE: This signal is not eligible for fee credit.

or as approved by the Transportation Department.

90.TRANS. 2 MAP - 80% COMPLETION INEFFECT

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - 80% COMPLETION (cont.) INEFFECT

as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 3 MAP - WRCOG TUMF INEFFECT

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

90.TRANS. 4 MAP - STREET LIGHTS INSTALL INEFFECT

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

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

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

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PLANNING DEPARTMENT

100.PLANNING. 1 SP - PARK PLANS REQUIRED INEFFECT

PRIOR TO THE ISSUANCE OF THE 75th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 16. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 16 and with the requirements of the Valleywide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The 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.

100.PLANNING. 2 SP - PARK CONSTRUCTION INEFFECT

PRIOR TO THE ISSUANCE OF THE 325th building permit within the SPECIFIC PLAN, the park designated as Planning Area 14 shall be constructed, fully operable, and open to the public.

100.PLANNING. 3 SP - PARK CONSTRUCTION INEFFECT

PRIOR TO THE ISSUANCE OF THE 150th building permit within the SPECIFIC PLAN, the park designated as Planning Area 16 shall be constructed, fully operable, and open to the public.

100.PLANNING. 4 SP - PARK PLANS REQUIRED INEFFECT

PRIOR TO THE ISSUANCE OF THE 225th building permit within the SPECIFIC PLAN, detailed park plans for the park shown as Planning Area 14 shall be submitted to and approved by the Planning Department and the ~~Valleywide Recreation and Parks District~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 14. The detailed park plans shall conform with the design criteria in the specific plan document for Planning

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100.PLANNING. 4 SP - PARK PLANS REQUIRED (cont.) INEFFECT

Area 14 and with the requirements of the Valleywide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The 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.

100.PLANNING. 5 SP - PARK CONSTRUCTION INEFFECT

PRIOR TO THE ISSUANCE OF THE 475th building permit within the SPECIFIC PLAN, the park designated as Planning Area 15 shall be constructed, fully operable and open to the public.

100.PLANNING. 6 SP - PARK CONSTRUCTION INEFFECT

PRIOR TO THE ISSUANCE OF THE 575th building permit within the SPECIFIC PLAN, the park designated as Planning Area 17 shall be constructed, fully operable and open to the public.

100.PLANNING. 7 SP - PARK CONSTRUCTION INEFFECT

PRIOR TO THE ISSUANCE OF THE 675th building permit within the SPECIFIC PLAN, the park designated as Planning Area 19 shall be constructed, fully operable and open to the public.

100.PLANNING. 9 SP - PARK PLANS REQUIRED INEFFECT

PRIOR TO THE ISSUANCE OF THE 375th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 15. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 15 and with the requirements of the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP -

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100.PLANNING. 9 SP - PARK PLANS REQUIRED (cont.) INEFFECT

Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The 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.

100.PLANNING. 10 SP - PARK PLANS REQUIRED INEFFECT

PRIOR TO THE ISSUANCE OF THE 525th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 17. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 17 and with the requirements of the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The 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.

100.PLANNING. 11 SP - PARK PLANS REQUIRED INEFFECT

PRIOR TO THE ISSUANCE OF THE 625th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 19. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 19 and with the requirements of the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 11 SP - PARK PLANS REQUIRED (cont.) INEFFECT

California Friendly Landscaping. The 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.

100.PLANNING. 12 SP - COUNT RES BUILD PERMITS INEFFECT

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 80% (571) of the total residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 13 SP - DAY CARE CENTER CONST INEFFECT

Prior to issuance of the 325th building permit, the Day Care Center described in Planning Area 13 shall be constructed, fully operational and open to the public.

100.PLANNING. 14 SP - DAY CARE CENTER PLANS INEFFECT

Prior to issuance of the 150th building permit, a major plot plan for the day care center must be submitted to and approved by the County of Riverside. Applicant must comply with all conditions of approval that are made a part of the day care center plot plan.

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 15, 2007

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dist.
Valley-Wide Recreation & Parks Dist.

CSA 146 c/o EDA
ALUC-John Guerin
Supervisor Ashley
Commissioner Zuppardo
Romoland School Dist.
Perris Union High School Dist.
EMWD
SCE
Southern California Gas
Caltrans Dist. #8
EIC "Attachment A"
U.S. Postal Service

TENTATIVE TRACT MAP NO. 35045 – EA41498 – Applicant: Benchmark Pacific – Engineer/Representative: Stantec Consulting, Inc – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CR: VLDR) (1 acre minimum) – Location: North of Mapes Road, East of Menifee Road, West of Briggs Road, and South of Mountain Avenue – 318 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** Schedule A subdivision of 318 acres into 712 single family residential lots with a minimum lot size of 4,195 square feet. The project includes 15 acres for a school and 5 acres for a park. – APNs: 327-150-004 & 327-150-006 - Related Cases: CZ07076 – Concurrent Cases: SP00344

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on September 6, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Russell Brady**, Project Planner, at (951) 955-1888 or email at rbrady@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052



FEMA

April 26, 2010

Adam Rush
Riverside County Planning Department
P. O. Box 1409
Riverside, California 92502-1409

Dear Mr. Rush:

This is in response to your request for comments on Notice of Public Hearing and Intent to Tentatively Certify an Environmental Impact Report – Tentative Tract Map No. 35045/Adoption of Planning Commission Resolution No. 2010-02.

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the County of Riverside (Community Number 060245), Maps revised August 28, 2008. Please note that the County of Riverside, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any **development** must not increase base flood elevation levels. **The term development means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Adam Rush
Page 2
April 26, 2010

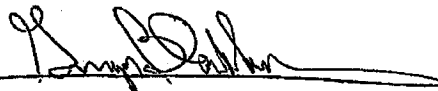
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The Riverside County floodplain manager can be reached by calling Michael Lara, Director, Building and Safety Department, at (951) 955-1214.

If you have any questions or concerns, please do not hesitate to call Michael Hornick of the Mitigation staff at (510) 627-7260.

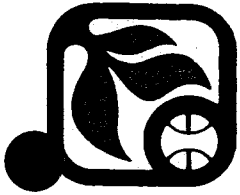
Sincerely,



Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

Michael Lara, Director, Riverside County, Building and Safety Department
Garret Tam Sing/Salomon Miranda, State of California, Department of Water Resources,
Southern Region Office
Michael Hornick, Floodplanner, CFM, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX



VALLEY-WIDE RECREATION & PARK DISTRICT

P.O. Box 907 • 901 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 - District Office

BOARD OF DIRECTORS

Nick Schouten
President

Larry Minor
Vice President

Jan Bissell
Secretary

Frank Gorman
Director

John Bragg
Director

Jeffrey R. Leatherman
General Manager

April 15, 2010

Adam Rush
Riverside County Planning Department
P.O. Box 1409
Riverside, California 92502-1409

RE: Public Hearing – Tentative Tract Map No. 35045

Dear Mr. Rush:

Valley-Wide Recreation and Park District (District) is in receipt of the Notice of Public Hearing for the above referenced project which is within the District's sphere of influence and has the following comments:

1. **LAFCO annexation is required for all developments within the sphere of influence.** This tract requires annexation. The developer should be conditioned to pay all fees assessed by LAFCO to meet LAFCO requirements for annexation.
2. Developer is required to **pay park fees** on all residential units.
3. The developer must **annex to the applicable Park and Landscape Maintenance District** to fund the maintenance of streetscapes, parks and detention basins.
4. The **Park District must approve all plans for landscape maintenance** areas, including but not limited to entries, parks, detention basins, walls, irrigation materials, plants etc., prior to installation of any plants or materials. Specifications and details are available by calling the Park District at (951) 654-1505.
5. **Conceptual drawings are required** on all proposed areas for maintenance prior to annexing into the landscape maintenance district. Conceptual drawings must be approved prior to submittal of landscaping plans for plan check review.
6. **Prior to installation, all fence and wall plans** must first be approved by the Park District and all materials used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.

Adam Rush

April 15, 2010

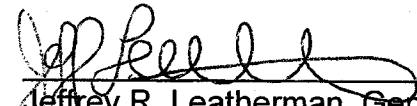
RE: Public Hearing - Tentative Tract Map No. 35045

Page 2

7. **Grading plans and storm drain plans** for parks and detention basins must be approved by the Park District and all drainage used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
8. **Based upon Quimby Ordinance, 714 homes generates the need for an 11 acre park; the proposed six acre community park, will not meet the needs of the residents. The 3.6 acre neighborhood park and 1.1 acre park are mini parks and do not allow for active recreational uses.** Parkland must be **usable land in one location**, not drainage basins, ditches or retention basins. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
9. All proposed **playground structures** must be visible from the street. Experience has shown that mini park areas located behind homes invite problems, i.e., hang-out areas for teens.

Additionally, the District notes that sixty percent (60%) of the proposed dwelling units are on small lots (6,000 square feet or less). The appearance and quality of life for future residents should be considered before approving this tentative tract map.

Sincerely,



Jeffrey R. Leatherman, General Manager
Valley-Wide Recreation and Park District



Riverside Transit Agency

1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968
Phone: (951) 565-5000
Fax: (951) 565-5001

November 20, 2007

Russell Brady, Contract Planner, Mail Stop 1070
County of Riverside Planning Department
County Building (9th Floor)
P. O. Box 1409
Riverside CA 92502-1409

SUBJECT: T-35045: Riverside Transit Agency (RTA) Request for Turnouts

Thank you for the opportunity to provide input for transit facilities regarding Tract 35045. I appreciate your giving RTA a chance to comment on the project even though comments were requested by September 6th. Due to new service changes being implemented at our office, we fell behind in reviewing all the projects from around the county.

T-35045 consists of 712 single family home lots, a park, a school and various utility parcels. The western perimeter of the property is Menifee Rd, a TUMF-designated arterial that will likely carry RTA buses in the future. RTA would like to improve access to transit from T-35045 and surrounding properties by asking that the following improvements be shown on revised plans:

- Installation of a standard RTA or County Transportation-designed turnout located along the northbound side of Menifee Rd, just north of Mapes Rd as indicated on the enclosed mark-up of the tract map;
- Installation of another standard turnout located also along northbound Menifee, just north of "B Street" on the enclosed mark up;
- For each turnout, be sure the sidewalk connects with the bus turnout for at least 50 feet along the turnout, therefore providing safer bus boarding and room for placement of a bus passenger bench.

A minimum 8-ft wide sidewalk will be needed in the immediate vicinity of the turnout and the sidewalk needs to connect with the curb (not be set back by a continuous parkway strip) at those locations. Accessibility from all nearby sidewalks, paths and routes into the tract property should be considered in placement of the bus stop. Bus passenger benches and shelters will be added by RTA or others upon consultation with our office.

If you need additional clarification or I can be of further assistance, please call me at (951) 565-5164 or contact me at mmccoy@riversidetransit.com.

Sincerely,

Michael McCoy
Planner

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/12/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers SP00344 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.


NAME: Vinnie Nguyen

TITLE GIS Analyst

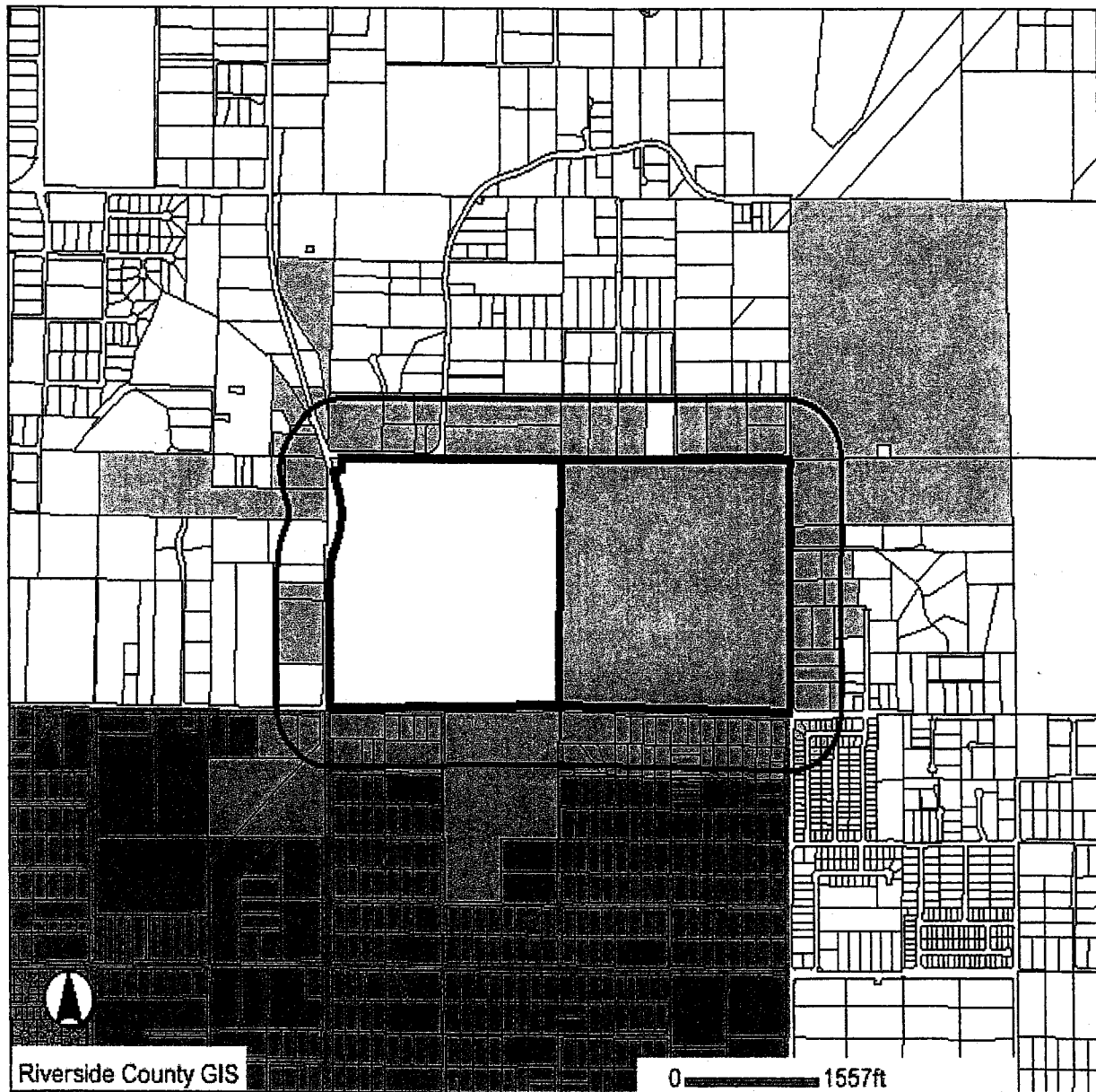
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

✓ 4/12/10 
Expires: 10/12/10

600 feet buffer



Selected parcel(s):

- | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 327-100-004 | 327-100-008 | 327-100-010 | 327-100-011 | 327-100-017 | 327-100-021 | 327-110-003 |
| 327-110-004 | 327-110-015 | 327-110-016 | 327-110-017 | 327-110-018 | 327-110-019 | 327-110-020 |
| 327-140-013 | 327-140-014 | 327-140-015 | 327-140-021 | 327-140-038 | 327-140-039 | 327-140-040 |
| 327-150-004 | 327-150-005 | 327-250-038 | 327-250-042 | 327-250-043 | 327-250-044 | 327-250-045 |
| 327-250-049 | 327-250-050 | 327-250-051 | 327-250-053 | 327-260-021 | 327-350-001 | 327-350-006 |
| 327-350-007 | 327-360-012 | 327-360-021 | 327-370-001 | 327-370-004 | 327-370-005 | 327-370-006 |
| 327-370-007 | 327-370-008 | 327-370-009 | 327-370-010 | 327-370-011 | 327-370-012 | 327-370-013 |
| 327-370-014 | 327-380-001 | 327-380-002 | 327-380-003 | 327-380-004 | 327-380-005 | 327-380-006 |
| 327-380-007 | 327-380-008 | 327-380-009 | 327-380-010 | 327-380-011 | 327-380-014 | 327-380-015 |
| 327-380-016 | 327-380-017 | 327-380-018 | 327-380-019 | 327-380-020 | 329-310-007 | 329-310-008 |
| 329-310-009 | 457-040-001 | 457-050-001 | 457-050-011 | 457-060-046 | 457-060-047 | 457-060-059 |
| 457-060-060 | 457-060-061 | 457-060-062 | 457-060-068 | 457-070-012 | 457-070-013 | 457-070-014 |
| 457-070-015 | 457-081-005 | 457-081-006 | 457-081-007 | 457-081-008 | 457-081-009 | 457-081-010 |
| 457-081-011 | 457-081-012 | 457-081-013 | 457-081-014 | 457-081-015 | 457-081-016 | 457-081-017 |
| 457-081-018 | 457-081-019 | 457-083-003 | 457-083-004 | 457-083-005 | 457-083-006 | 457-083-007 |
| | 457-083-008 | 457-083-009 | 457-083-010 | 457-083-011 | 457-083-012 | |

IMPORTANT

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

MAP PRINTED ON...04/12/2010

APN: 327100004 ASMT: 327100004
RAUL MARTINEZ
ALICIA DELAMORA
12616 VERDURA AVE
DOWNEY CA 90242

APN: 327100008 ASMT: 327100008
EDWIN DENNIS
JOAN C DENNIS
24360 MENIFEE RD
ROMOLAND CA. 92585

APN: 327100010 ASMT: 327100010
ADRIAN ALDRICH
JACQUELINE L ALDRICH
16111 BLACKWOOD ST
LA PUENTE CA 91744

APN: 327100011 ASMT: 327100011
JAMES G GOSECO
24473 MENIFEE RD
ROMOLAND CA 92585

APN: 327100017 ASMT: 327100017
DION CORNELIOUS
LOURDES CORNELIOUS
4209 PLATT AVE
LYNWOOD CA 90262

APN: 327100021 ASMT: 327100021
MANUEL HERNANDEZ
24433 MENIFEE RD
ROMOLAND CA. 92585

APN: 327110003 ASMT: 327110003
DONALD D DUTTON
THERESE M DUTTON
2242 BEDFORD DR
FULLERTON CA 92631

APN: 327110004 ASMT: 327110004
RUBY IDA GUIVENS
24462 GUNTHER RD
ROMOLAND CA. 92585

APN: 327110015 ASMT: 327110015
JERRY D MCMILLIN
JOAN L MCMILLIN
29210 MOUNTAIN AVE
ROMOLAND CA. 92585

APN: 327110016 ASMT: 327110016
JOHN R BARKER
PATRICIA ANNE BARKER
24455 GUNTHER RD
ROMOLAND CA. 92585

APN: 327110017 ASMT: 327110017
JAVIER MELCHOR
12152 EASTEND AVE
CHINO CA 91710

APN: 327110018 ASMT: 327110018
ALICIA FRANCO
LUIS SERNA
29150 MOUNTAIN AVE
ROMOLAND CA. 92585

APN: 327110019 ASMT: 327110019
GLORIA A HOLT
24410 CHARLETTE LN
ROMOLAND CA. 92585

APN: 327110020 ASMT: 327110020
ANASTACIO BARRIGA
ANGELA BARRIGA
24399 GUNTHER RD
ROMOLAND CA. 92585

APN: 327140013 ASMT: 327140013
DOY MALLARD
KELLI MALLARD
24450 MALAGA RD
ROMOLAND CA. 92585

APN: 327140014 ASMT: 327140014
MOHAMMED AZZAM
15228 CERISE AVE
GARDENA CA 90249

APN: 327140015 ASMT: 327140015
LAURA L RAMSAY
P O BOX 1119
ROMOLAND CA 92585

APN: 327140021 ASMT: 327140021
ARTURO JIMENEZ
628 BUTTONWOOD
ANAHEIM CA 92805

APN: 327140038 ASMT: 327140038
JOHN Z TREASURE
MICHELE A TREASURE
29780 MOUNTAIN AVE
ROMOLAND CA. 92585

APN: 327140039 ASMT: 327140039
WALTER R WHITE
KAY H WHITE
GLENN T SCRIVEN
LOUISE M SCRIVEN
C/O BIOTACTICS INC
30360 NORDEN DR
HOMELAND CA 92548

APN: 327140040 ASMT: 327140040
MICHAEL D GOLDSMITH
SHERYL A GOLDSMITH
29930 MOUNTAIN AVE
ROMOLAND CA. 92585

APN: 327150004 ASMT: 327150004
MENIFEE PROP I
P O BOX 2205
RUNNING SPRINGS CA 92382

APN: 327150005 ASMT: 327150005
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

APN: 327250038 ASMT: 327250038
MAPES
C/O MANUEL GAMBOA & SHANE CRAIGMYLE
29129 MAPES RD
ROMOLAND CA. 92585

APN: 327250042 ASMT: 327250042
JUAN MARTINEZ
SUSAN MARTINEZ
JOHN MARTINEZ
29175 MAPES RD
ROMOLAND CA. 92585

APN: 327250043 ASMT: 327250043
RICARDO A DELGADO
GRICELDA DELGADO
RICARDO DELGADO
29197 MAPES RD
ROMOLAND CA. 92585

APN: 327250044 ASMT: 327250044
ESTHER GRANADOS
SERGIO GRANADOS
29221 MAPES RD
ROMOLAND CA. 92585

APN: 327250045 ASMT: 327250045
FERNANDO G CABALLERO
LUCY E CABALLERO
P O BOX 755
SUN CITY CA 92586

APN: 327250049 ASMT: 327250049
TELESFORO PACHECO
AMY PACHECO
25180 MENIFEE RD
ROMOLAND CA. 92585

APN: 327250050 ASMT: 327250050
MATTHEW A COLLINS
ADELE WHEELER COLLINS
25190 MENIFEE RD
ROMOLAND CA. 92585

APN: 327250051 ASMT: 327250051
KEMPER CLEARING CORP
C/O MATTHEW A COLLINS
25190 MENIFEE RD
ROMOLAND CA 92585

APN: 327250053 ASMT: 327250053
ROBERT V LANGE
ERIC J KROENCKE
REBECCA W KROENCKE
42814 BEEMAN DR
MURRIETA CA 92562

APN: 327260021 ASMT: 327260021
PASSCO 2M
96 CORPORATE PARK STE 200
IRVINE CA 92606

APN: 327350001 ASMT: 327350001
DENNIS V WALKER
NANCY L WALKER
24675 MENIFEE RD
ROMOLAND CA 92585

APN: 327350006 ASMT: 327350006
LAUREL KOSKY
RYAN HAYS
28935 MOUNTAIN AVE
ROMOLAND CA. 92585

APN: 327350007 ASMT: 327350007
ITALO BENIGNI
NADA BENIGNI
P O BOX 79
NUEVO CA 92567

APN: 327360012 ASMT: 327360012
DAVID DUMLAO
CANDY DUMLAO
24739 MENIFEE RD
ROMOLAND CA. 92585

APN: 327360021 ASMT: 327360021
FRANCISCO RUIZ
4614 W 169TH ST
LAWNDALE CA 90260

APN: 327370001 ASMT: 327370001
DAVID MENDOZA
SERGIO MENDOZA
ROSA ISELA TORRES
C/O SERGIO MENDOZA
29565 MAPES RD
ROMOLAND CA. 92585

APN: 327370004 ASMT: 327370004
CARLOS FIRMAN
REINA FIRMAN
29615 MAPES RD
ROMOLAND CA. 92585

APN: 327370005 ASMT: 327370005
ANTONIO OCHOA
NANCY M DEOCHOA
29675 MAPES RD
ROMOLAND CA. 92585

APN: 327370006 ASMT: 327370006
JAMES J KUZMICKI
26184 LANCASTER DR
SUN CITY CA 92586

APN: 327370007 ASMT: 327370007
TRAVIS SHERMAN KOONS
29685 MAPES RD
ROMOLAND CA. 92585

APN: 327370008 ASMT: 327370008
GORDON L JENSEN
GAIL E JENSEN
P O BOX 1723
ROMOLAND CA 92585

APN: 327370009 ASMT: 327370009
WILLIAM G PROUT
P O BOX 1613
ROMOLAND CA 92585

APN: 327370010 ASMT: 327370010
CONRAD ALLEN
MARGARITA ALLEN
P O BOX 1384
ROMOLAND CA 92885

APN: 327370011 ASMT: 327370011
RONALD A MEIER
CYNTHIA L MEIER
29720 PATELLI WAY
ROMOLAND CA. 92585

APN: 327370012 ASMT: 327370012
ANGEL MURILLO
25609 POTRERO VALLEY RD
POTRERO CA 91963

APN: 327370013 ASMT: 327370013
ROBERT WILLIAM BROWN
29608 PATELLI WAY
ROMOLAND CA. 92585

APN: 327370014 ASMT: 327370014
STEPHEN JOHN BRADFUTE
P O BOX 733
HOMELAND CA 92548

APN: 327380001 ASMT: 327380001
FEDERAL HOME LOAN MORTGAGE CORP
C/O WELLS FARGO BANK
3476 STATEVIEW BLV
FT MILL SC 29715

APN: 327380002 ASMT: 327380002
JOHN C ORTEGA
429 W 8TH ST
PERRIS CA 92570

APN: 327380003 ASMT: 327380003
DONALD R BARTON
29829 MAPES RD
ROMOLAND CA. 92585

APN: 327380004 ASMT: 327380004
CHRISTOPHER P EGNEW
REBECCA C EGNEW
29875 MAPES RD
ROMOLAND CA. 92585

APN: 327380005 ASMT: 327380005
BERNARD MANZANARES
PATRICIA A MANZANARES
2773 SEQUOIA AVE
FULLERTON CA 92835

APN: 327380006 ASMT: 327380006
MOIRA S BRYSON
29905 MAPES RD
ROMOLAND CA. 92585



APN: 327380007 ASMT: 327380007
MARCIE ALINE GARRISON
STEPHEN EARL GARRISON
29915 MAPES RD
ROMOLAND CA. 92585

APN: 327380008 ASMT: 327380008
MARY V RODRIQUEZ
GILBERT RODRIQUEZ
29995 MAPES RD
ROMOLAND CA. 92585

APN: 327380009 ASMT: 327380009
RICKEY D GRAHAM
25060 MALONE AVE
ROMOLAND CA. 92585

APN: 327380010 ASMT: 327380010
JOSE TRINIDAD PALOMERA
25090 MALONE AVE
ROMOLAND CA. 92585

APN: 327380011 ASMT: 327380011
DENNIS L MACMILLIAN
MARIA S MACMILLIAN
C/O MARIA S MACMILLIAN
771 HUDSON AVE
COSTA MESA CA 92626

APN: 327380014 ASMT: 327380014
MARC L HENDON
LAURA L BOX
P O BOX 1143
BANNING CA 92220

APN: 327380015 ASMT: 327380015
VINCENT HENRY DULSKI
GAIL DANIELSON
LORI DULSKI
VICKY YESKA
P O BOX 2068
HOMELAND CA 92548

APN: 327380016 ASMT: 327380016
MARY ELISSA MCCOLLISTER
25115 BRIGGS RD
ROMOLAND CA. 92585

APN: 327380017 ASMT: 327380017
MICHAEL W FISHBACK
25025 BRIGGS RD
ROMOLAND CA. 92585

APN: 327380018 ASMT: 327380018
RAYMOND D CHRISTY
VIVIAN B CHRISTY
25125 BRIGGS RD
ROMOLAND CA. 92585

APN: 327380019 ASMT: 327380019
ANTONIO CISNEROS
GUADALUPE CISNEROS
29790 PATELLI WAY
ROMOLAND CA. 92585

APN: 327380020 ASMT: 327380020
PATRICK J MARGIS
CANDICE L MARGIS
250 S LYON AVE E425
HEMET CA 92545

APN: 329310007 ASMT: 329310007
YOUNG OK BYON
141 S SERRANO AVE
LOS ANGELES CA 90004

APN: 329310008 ASMT: 329310008
BARTHOLOMEW ALOYSIUS BROWN
ELIZABETH SUE BROWN
2496 KNOBHILL DR
RIVERSIDE CA 92506

APN: 329310009 ASMT: 329310009
SOUTHERN CALIF EDISON CO
14799 CHESTNUT ST
WESTMINSTER CA 92683

APN: 457040001 ASMT: 457040001
JOHN DREW CHOATE
JOSEPH CHOATE
ROSEMARY O CHOATE
DAVID CHOATE
C/O DAVID CHOATE
1110 ARDEN RD
PASADENA CA 91106

APN: 457050001 ASMT: 457050001
JOSEPH CHOATE
ROSEMARY O CHOATE
1110 ARDEN RD
PASADENA CA 91106

APN: 457050011 ASMT: 457050011
ALFRED J PALACIOS
AGNES PALACIOS
11626 INGLEWOOD AVE
HAWTHORNE CA 90250

APN: 457060046 ASMT: 457060046
FRANCISCO J CHAVEZ GARCIA
ANA MARIA DIAZ DECHAVEZ
24710 BRIGGS RD
HOMELAND CA. 92548

APN: 457060047 ASMT: 457060047
LOUIE ESPINOZA
MERCY M ESPINOZA
30115 NORDEN DR
ROMOLAND CA 92585

APN: 457060059 ASMT: 457060059
PAULA A OSPINA
BLANCA R OSPINA
30080 LOUIS RD
HOMELAND CA 92548

APN: 457060060 ASMT: 457060060
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