

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



202 B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 24, 2013

REVIEWED BY EXECUTIVE OFFICE

DATE 7/3/13
Tina Grande

Departmental Concurrence

SUBJECT: CHANGE OF ZONE NO. 7796, TENTATIVE TRACT MAP NO. 30752 - Applicant: CA Boulder Springs Holdings, LLC – First/First Supervisorial District - Location: Northerly of Lake Matthews Drive, southerly of Cajalco Road, and westerly of Wood Road – **REQUEST:** Change of zone proposes to change 7.34 acres of R-A-5 to R-A-½ and change 26.87 acres of R-A-½ to R-5. The remaining 83.47 acres will remain R-A-½. The Tentative Tract map proposes a Schedule "B" subdivision of 117.7 gross acres into 112 single family residential lots with a minimum lot size of 20,000 square feet and 9 open space lots on a total site area of 117.7 gross acres. The residential lots will be clustered together resulting in a lower total number of residential lots than what is allowed under the Site's General Plan designation.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38929**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7796, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 30752, to subject to the attached conditions and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:pr
B.W.

- Dep't Recomm.: Policy
- Per Exec. Ofc.: Policy
- Consent
- Consent

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: July 30, 2013
xc: Planning (2), Applicant, Co.Co.

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

Prev. Agn. Ref. | **District:** 1/1 | **Agenda Number:**

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

16-2

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7796, TENTATIVE TRACT MAP NO. 30752

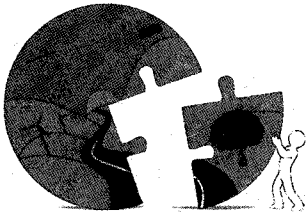
Page 2 of 2

BACKGROUND:

Change of Zone No. 7796 and Tentative Tract Map No. 30752 was heard at the June 19, 2013 Planning Commission meeting, where the Planning Commission voted 5-0 in favor of recommending approval to the Board of Supervisors, subject to the modifications presented by the Planning Staff and discussed at the meeting. There were several speakers in support of the project, including surrounding property owners and local trails associations. The Planning Commission directed staff to make two changes to the project's conditions: that "dark skies" standard be applied to the project which resulted in modifying conditions of approval 50.TRANS.14 and 90.TRANS.3; and that a trail path and furniture be included in Open Space Lot No. 114, which is reflected in modified conditions of approval 80.PLANNING.21 and new condition 100.PLANNING.2.

The attached Planning Commission staff report package has been modified to reflect changes made by the Commission.

Y:\Planning Case Files-Riverside office\TR30752\PC-BOS Hearings\BOS\Form 11.docx



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

*Carolyn Syms Luna
Director*

07.30.2011
2023 KI

DATE: June 25, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office D.M.

SUBJECT: Change of Zone No. 7796, Tentative Tract Map No. 30752
(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

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

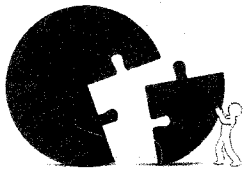
- Notice of Determination
- Mitigated Negative Declaration
- Fish & Game Receipts (CFG02379)

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

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DATE: JUNE 19, 2013**

- I. AGENDA ITEM 3.2: CHANGE OF ZONE NO. 7796 and TENTATIVE TRACT MAP NO. 30752**
Intent to Adopt a Mitigated Negative Declaration – Applicant: CA Boulder Springs Holdings, LLC – First/First Supervisorial District –Location: Northerly of Lake Matthews Drive, southerly of Cajalco Road, westerly of Wood Road – 117.5 Gross Acres. (Legislative)

II. PROJECT DESCRIPTION:

The change of zone proposes to change 7.34 acres of R-A-5 to R-A-½, change 26.87 acres of R-A-½ to R-5, and change 1.56 acres of SP (SP229, Planning Area 9) to R-A-½. The remaining 90.81 acres will remain R-A-½. The Tentative Tract Map is a Schedule "B" subdivision of 108.9 gross acres into 112 single family residential lots with a minimum lot size of 20,000 square feet and 9 open space lots on a total site area of 117.5 gross acres. The residential lots will be clustered together resulting in a lower total number of residential lots than what is allowed under the Site's General Plan designation.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.

Spoke in favor of the proposed project:

Nathan Westphal

Nancy C. Lacey, 18605 Chickory Dr., Riverside CA 92504 (951) 780-9008

Jo Faris, Alcasa Inc., (949) 648-8127 jo@alcasainc.com

Dennis Bushore, 341 W. Second, San Bernardino CA 92401 (909) 381-0868

No one spoke in a neutral or in opposition to the proposed project.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Leach, 2nd by Commissioner Sloman

A vote of 5-0

ADOPTED MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38929;

TENTATIVEY APPROVED CHANGE OF ZONE NO. 7796; and,

APPROVED TENTATIVE TRACT MAP NO. 30752.

- CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.: 3.2
Area Plan: Lake Matthews / Woodcrest
Zoning District: Cajalco
Supervisory District: First/First
Project Planner: Paul Rull
Planning Commission: June 19, 2013

TENTATIVE TRACT MAP NO. 30752
CHANGE OF ZONE NO. 7796
Environmental Assessment No. 38929
Applicant: CA Boulder Springs Holdings, LLC
Engineer/Representative: K & A Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7796: Change of zone proposes to change 7.34 acres of R-A-5 to R-A-½ and change 26.87 acres of R-A-½ to R-5. The remaining 83.47 acres will remain R-A-½.

TENTATIVE TRACT MAP NO. 30752: Schedule "B" subdivision of 117.7 gross acres into 112 single family residential lots with a minimum lot size of 20,000 square feet and 9 open space lots on a total site area of 117.7 gross acres. The residential lots will be clustered together resulting in a lower total number of residential lots than what is allowed under the Site's General Plan designation.

The project will create 9 open space lots totaling 45.5 gross acres. These open space lots will be used for water quality and debris basins, storm drainage channels, Cajalco Creek conservation areas, parks and trails, and passive open space. Ownership and maintenance responsibilities of these lots will be divided amongst the Home Owners Association, Riverside County Flood District, Riverside County and Regional Park and Open-Space District, and Riverside-Corona Resource Conservation District.

The project site is located northerly of Lake Matthews Drive, southerly of Cajalco Road, and westerly of Wood Road.

Cajalco Road is identified on the County's General Plan as an Expressway with a typical right-of-way requirements of 184-220-feet. At this time, the Transportation Improvement Program identifies a widening project on Cajalco Road which will widen the road to 4-lanes. Currently this project has been conditioned to dedicate its half-width right-of-way consistent with the ultimate design standard for an Expressway. Other potential impacts associated with the road widening will be analyzed in a separate environmental document when the widening project is initiated.

Tentative Tract No. 30752 was originally submitted to the Riverside County Planning Department on January 28, 2003. As a result of economic conditions, the project was put on hold from 2008 to 2012. The processing of the project resumed in the spring of 2012 where the applicant and staff worked to address all previous outstanding issues and schedule it for Planning Commission in early 2013.

The applicant conducted numerous public outreach meetings with local community groups such as Residents Association of Greater Lake Matthews (RAGLM), Greater Lake Matthews Trail Association (GLMTRA), Community Association of Lake Matthews (CALM) and the Mead Valley Municipal Advisory Committee (MAC). Feedback from these meetings was incorporated into the project design with a particular importance on ensuring that the community character of the project incorporate an equestrian design and connect to a trails system. Other public feedback from the more recent 2013 meetings focused on the desire for the community to maintain its rural and equestrian character including the reduction of street lighting.

D.M.

ISSUES OF POTENTIAL CONCERN:

General Plan Clustering

The project site contains three different General Plan land use designations (Exhibit 5). The northerly portion along Cajalco Road is designated Public Facilities (PF). This portion of the site will have its zoning changed from Residential Agricultural-½ Acre Minimum to Open Area Combining Zone-Residential Developments to be consistent with the Public Facilities land use designation. The southerly portion of the site contains a small section of Rural: Rural Residential (R: RR) 5 Acre Minimum designation. The remainder majority of the site will remain Rural Community: Low Density Residential (RC: LDR) ½ Acre Minimum designation. The proposed project will be locating 12 ½ acre residential lots totaling 6.4 acres in the R:RR designation (Exhibit GP). Although these ½ acre lots are inconsistent with the minimum size requirements of the R:RR designation (5 acres), they are permitted through Land Use Policy LU11.1 "Hillside Development & Slope" and General Plan table LU-4 policy clustering encouragement statement. LU11.1 indicates that the use of development clustering is appropriate regardless of land use designation in order to preserve natural slopes. There is 11 acres of open space with significant topography (Exhibit S) located in the LDR portion of the site which would validate the use of clustering units in the R: RR portion. In addition, table LU-4 policy statement encourages clustering of lots down to ½ acre in size within residential designations to preserve natural open spaces which is consistent with what the project is proposing.

Change of Zone Intent

The project site is mostly Residential Agricultural-½ Acre Minimum (R-A-½), with a small portion zoned Residential Agricultural-5 Acre Minimum (R-A-5) located in the southeastern corner of the project boundary. The proposed Change of Zone will rezone this portion to R-A-½ making it consistent with the rest of the project. The northerly portion of the site will also have its zone changed from Residential Agricultural-½ Acre Minimum to Open Area Combining Zone-Residential Developments (Exhibit 3) to be consistent with the existing Public Facilities land use designation boundary.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Low Density Residential (RC: LDR), Rural: Rural Residential (R: RR) and Community Development: Public Facilities (CD: PF) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Low Density Residential (RC: LDR), Rural Community: Very Low Density Residential (RC: VLDR), Rural Community: Estate Density Residential (RC: EDR), Rural: Rural Residential (R: RR), Rural: Rural Mountainous (R: RM), Community Development: Commercial Retail (CD: CR) |
| 3. Existing Zoning (Ex. #2): | Residential Agricultural-½ Acre Minimum (R-A-½) and Residential Agricultural-5 Acre Minimum (R-A-5), Specific Plan (SP) |
| 4. Surrounding Zoning (Ex. #2): | Specific Plan (SP), Residential Agricultural-½ Acre Minimum (R-A-½), Residential Agricultural-5 Acre Minimum (R-A-5) |
| 5. Existing Land Use (Ex. #1): | Vacant |

6. Surrounding Land Use (Ex. #1): Vacant and single-family residences
7. Project Data: Total Acreage: 117.7 gross acres
Total Proposed Lots: 112 residential lots
Total Proposed Open Space Lots: 9
Total Open Space Acreage: 45.5 gross acres
Proposed Min. Lot Size: 20,000
Schedule: B
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38929**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7796**, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 30752**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Low Density Residential (RC: LDR), Rural: Rural Residential (R: RR) and Community Development: Public Facilities (CD: PF) on the Lake Matthews / Woodcrest Area Plan.
 - a. The Low Density and Rural Residential land use designations allows for single family residential uses with a minimum of lot size of 5 acres (R: RR) and ½ acre (LDR). The proposed density of 20,000 square foot minimum lots is permitted in the RC: LDR outright, and in R: RR designation through Land Use Policy LU 11.1 "Hillside Development & Slope" and General Plan table LU-4 policy clustering encouragement statement.
 - b. The proposed subdivision is permitted in the Residential Agricultural-½ Acre Minimum (R-A-½), Residential Agricultural-5 Acre Minimum (R-A-5), Open Area Combining Zone Residential Developments (R-5) and Specific Plan (SP) zoning classification with the approval of Change of Zone No. 7796.
2. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

3. The proposed 112 residential parcels with a minimum lot size of 20,000 square feet, is permitted in the RC: LDR and R: RR designation through Land Use Policy LU 11.1 "Hillside Development & Slope" and General Plan table LU-4 policy clustering encouragement statement. The project site has significant topographical and slope issues with 32% of the site having 15% or greater slopes. The project has been designed to minimize its impacts on these slopes and open space areas in compliance with these policies such as minimizing alternations to natural landforms and vegetation, incorporating clustering developments to retain natural slopes and space areas, and restrict development on visually significant ridgelines, canyon edges and hilltops.
4. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC: LDR), Rural Community: Very Low Density Residential (RC: VLDR), Rural Community: Estate Density Residential (RC: EDR), Rural: Rural Residential (R: RR), Rural: Rural Mountainous (R: RM), Community Development: Commercial Retail (CD: CR)
5. The proposed use, 112 single family lot subdivision, is consistent with the development standards set forth in the Residential Agricultural zone.
6. The project site is surrounded by properties which are zoned Specific Plan (SP), Residential Agricultural-½ Acre Minimum (R-A-½) and Residential Agricultural-5 Acre Minimum (R-A-5).
7. Similar residential uses have been approved and/or constructed and are operating in the project vicinity.
8. This project is located within Criteria Area Cell 2326 and 2422 of the Western Riverside County Multiple Species Habitat Conservation Plan, and as such is required to set aside areas mapped for conservation and dedicated to the Riverside-Corona Resource Conservation District. This project fulfills those requirements.
9. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
10. Environmental Assessment No. 38929 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Noise

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.
11. This land division is located within a very high fire hazard severity zone.
12. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by requiring the site have fuel modification standards acceptable to the Riverside County Fire Department, residences to have fire sprinkler systems installed, fire hydrants installed located at each street intersection and no more than 500 feet apart, and blue retro-reflective pavement markers be installed on streets.
13. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

14. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access such as providing the minimum standard 20 feet road width for fire vehicle access, standards for signs identifying streets, roads and buildings such as providing blue dot reflective markers on streets to indicate locations of fire hydrants, and fuel modification and brake areas in specific locations according to fuel load, slope and terrain.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Low Density Residential, Rural: Rural Residential and Community Development: Public Facilities Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural-1/2, Residential Agricultural-5 Acre Minimum, Open Area Combining Zone Residential Developments and Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348, based on the approval of Change of Zone No. 7796.
3. The proposed project is consistent with the Schedule B map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project may preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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. An Airport Influence Area.
 - b. A Fault Zone.
 - c. A Tribal Land.
 - d. An Agriculture Preserve; or,
 - e. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The boundaries of the Val Verde Unified School District;
 - b. A WRCMSHCP Criteria Cell.
 - c. A High Fire Area
 - d. The Western Municipal Water District.
 - e. The city of Riverside sphere of influence;
 - f. A 100-year flood plain, an area drainage plan, or dam inundation area;

- g. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
- h. Zone B Mt. Palomar Observatory Area.

4. The subject site is currently designated as Assessor's Parcel Numbers 321-120-016 and 321-150-004, and portions of 321-140-023, 321-140-024, 321-140-032

Y:\Planning Case Files-Riverside office\TR30752\PC-BOS Hearings\PC\Staff Report 6-19-13.docx

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07796_TR30752
VICINITY/POLICY AREAS

Supervisor Jeffries
 District 1

Date Drawn: 02/06/2013
 Vicinity Map



Assessors Bk. Pg. 321-12,15
 Thomas Bros. Pg. 776 D4
 Edition 2011



Zoning District: Cajalco
 Township/Range: T4SR4W
 Section: 7

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 363-8277 (Eastern County) or website at <http://www.ltrm.co.rv.ca.us/pln.htm>

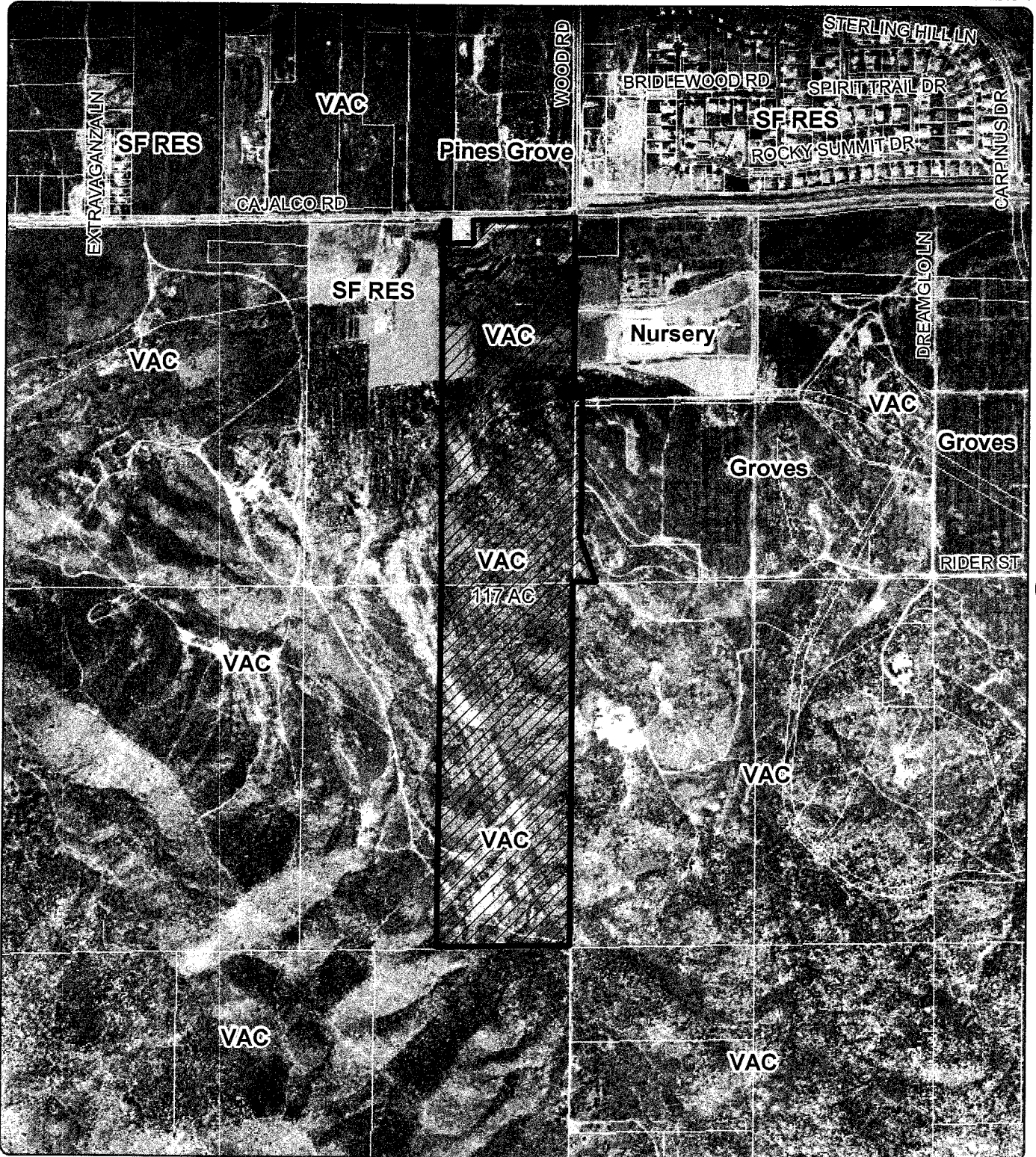
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07796_TR30752

LAND USE

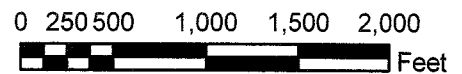
Supervisor Jeffries
District 1

Date Drawn: 02/06/2013
Exhibit 1



Zoning District: cajalco
Township/Range: T4SR4W
Section: 7

Assessors Bk. Pg. 321-14, 15
Thomas Bros. Pg. 776 D4
Edition 2011



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

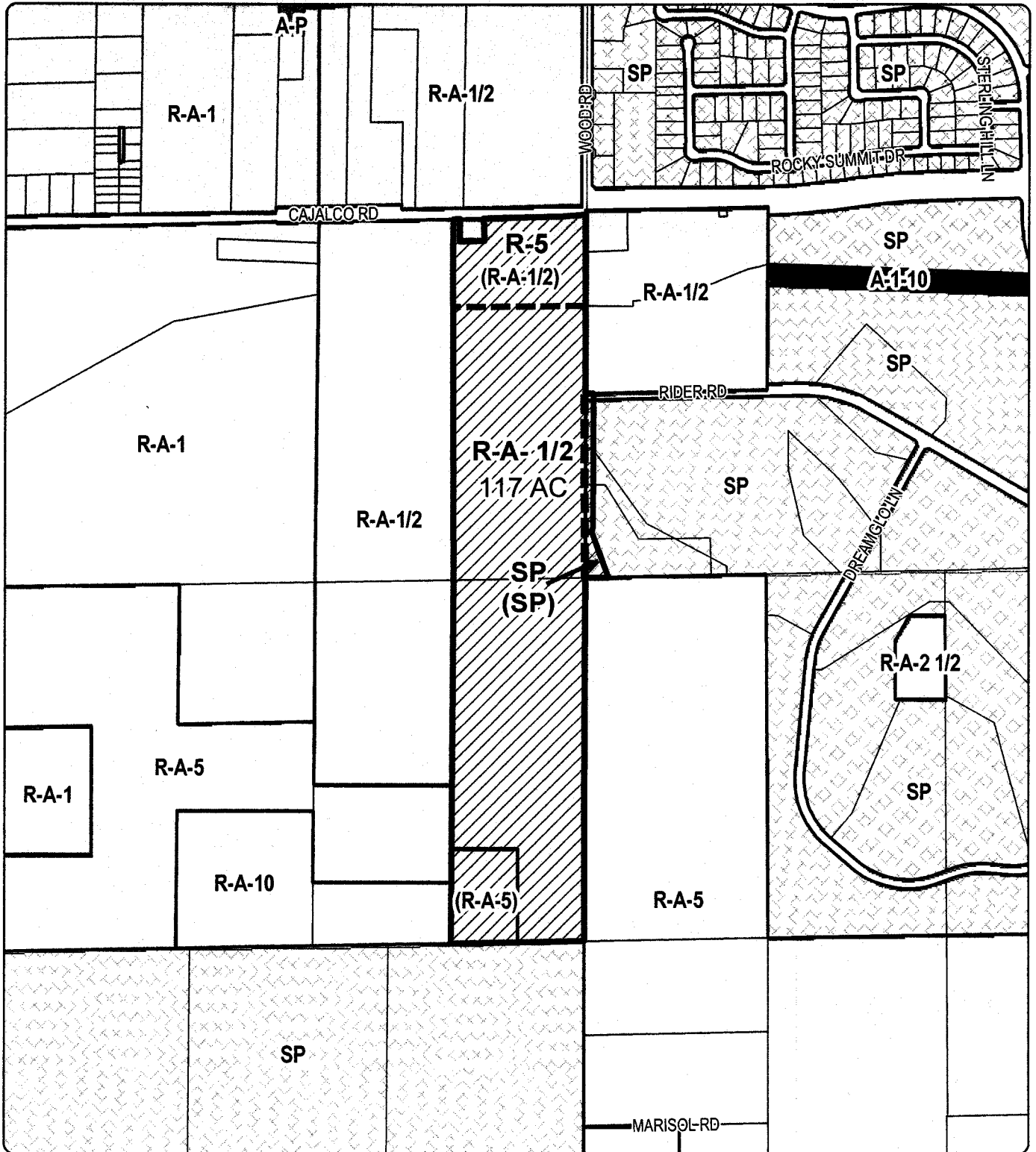
CZ07796_TR30752

PROPOSED ZONING

Supervisor Jeffries
District 1

Date Drawn: 02/06/2013

Exhibit 3



Zoning District: Cajalco
Township/Range: T4SR4W
Section: 7

Assessors Bk. Pg. 321-12,15
Thomas Bros. Pg. 776 D4
Edition 2011



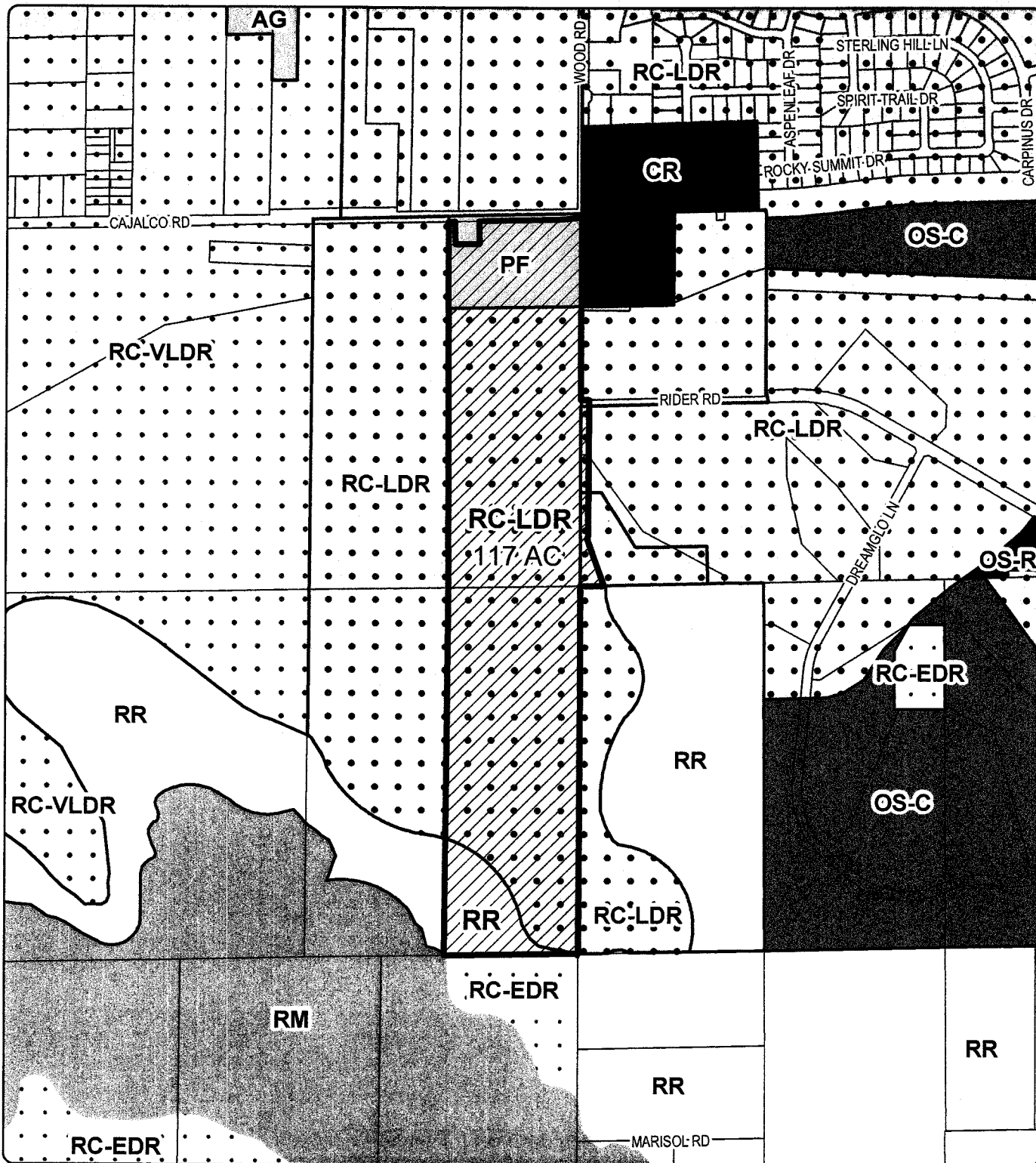
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07796_TR30752
EXISTING GENERAL PLAN

Supervisor Jeffries
District: 1

Date Drawn: 02/06/2013
Exhibit 5



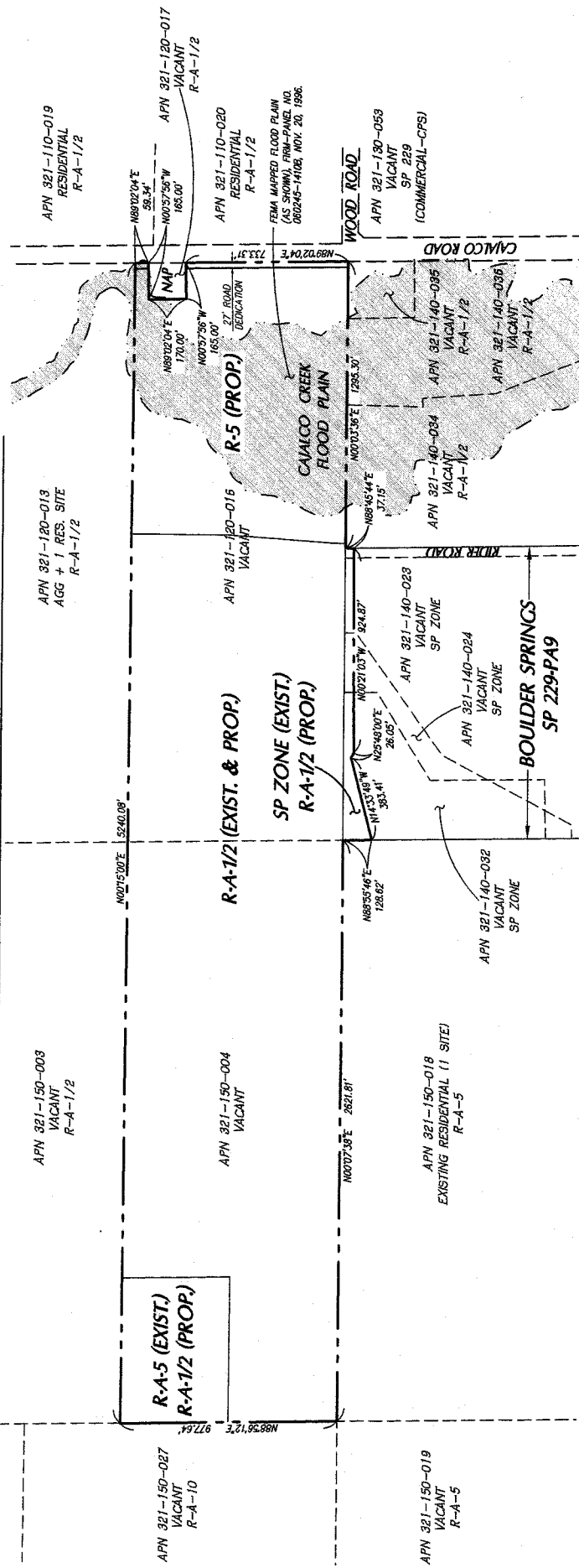
Zoning District: Cajalco
Township/Range: T4SR4W
Section: 7

Assessors Bk. Pg. 321-12,15
Thomas Bros. Pg. 776 D4
Edition 2011



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

TTM 30752 CHANGE OF ZONE EXHIBIT



UTILITY PURVEYORS AND SCHOOL DISTRICT
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 GAS: THE GAS CO. OF CALIFORNIA
 CABLE TV: SBC COMMUNICATIONS
 WATER: WESTERN MUNICIPAL WATER DISTRICT
 SEWER: WESTERN MUNICIPAL WATER DISTRICT
 SCHOOL DIST: VAL VERDE UNIFIED SCHOOL DISTRICT

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF FRACTIONAL SECTION 18 AND A PORTION OF THE SOUTH HALF OF FRACTIONAL SECTION 7, AND A PORTION OF THE SOUTH HALF OF FRACTIONAL SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 7, THENCE SOUTH 00° 01' 38" WEST, 40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00° 01' 38" WEST, 1285.30 FEET; THENCE NORTH 88° 45' 44" EAST, 3715 FEET; THENCE SOUTH 00° 01' 38" WEST, 924.87 FEET; THENCE SOUTH 25° 48' 00" WEST, 26.05 FEET; THENCE SOUTH 14° 31' 49" EAST, 383.41 FEET; THENCE SOUTH 88° 55' 46" WEST, 1286.62 FEET; THENCE SOUTH 00° 07' 38" WEST, 2621.81 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 18; THENCE SOUTH 88° 36' 12" WEST, 977.64 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 18; THENCE NORTH 00° 15' 00" EAST, 5240.08 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF CALVALCO ROAD; THENCE NORTH 89° 02' 04" EAST, 59.34 FEET ALONG THE SOUTHERLY RIGHT OF WAY OF CALVALCO ROAD; THENCE SOUTH 00° 57' 56" EAST, 165.00 FEET; THENCE NORTH 89° 02' 04" EAST, 1760.00 FEET; THENCE NORTH 89° 02' 04" EAST, 233.31 FEET ALONG THE SOUTHERLY RIGHT OF WAY OF CALVALCO ROAD TO THE TRUE POINT OF BEGINNING.

PROPERTY ACRES

117.68 ACRES GROSS
 117.68 ACRES NET

APPLICANT
 CA BOULDER SPRINGS HOLDINGS LLC
 TRUSTEE REAL ESTATE ADVISORS
 IRVINE, CA 92614
 PHONE: (949) 862-1450
 PHONE: (310) 983-9555
 CONTACT: NICK BIRD

OWNER
 CA BOULDER SPRINGS HOLDINGS LLC
 TRUSTEE REAL ESTATE ADVISORS
 IRVINE, CA 92614
 PHONE: (949) 862-1450
 PHONE: (310) 983-9555
 CONTACT: NICK BIRD

ENGINEER
 K & A ENGINEERING, INC.
 357 N. SHERIDAN STREET, SUITE 117
 CORONA, CA 92880
 PHONE: (951) 239-8800
 PROJECT MANAGER: DON BERGHA, P.E.

PROPERTY LOCATION

SOUTH OF CALVALCO ROAD, AND
 THE ESCANUDO Fwy 7-215.

ASSESSOR'S PARCEL NUMBER

21-140-016, PORTION OF 21-140-023, 321-140-024,
 321-140-032 AND 321-150-004

THOMAS BROTHERS MAP

RIVERSIDE COUNTY (2005) PAGE 776, 0-3, 0-4 AND 0-5

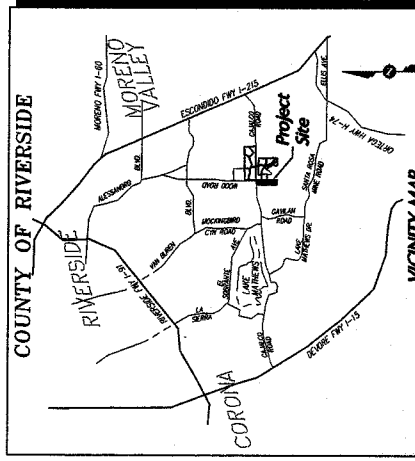
ZONING ACRES

ZONING	EXISTING	PROPOSED
R-A-5	7.34 AC	-
R-A-1/2	108.78 AC	92.87 AC
SP ZONE	1.56 AC	-
R-5	-	26.87 AC
TOTAL	117.68 AC	117.68 AC



SCALE: 1"=300'

K&A ENGINEERING
 LAND PLANNING
 SURVEYING
 Engineering, Inc.
 357 N. SHERIDAN STREET
 SUITE 117
 CORONA, CA 92880
 TEL: (951) 239-8800
 FAX: (951) 239-8800



DATE PREPARED
 DECEMBER, 2012

CASE #: CZ07796
DATED: 1/10/13
PLANNER: P. RULL

PLANNING AREA SUMMARY

Planning Area	Area (A.C.)	Density / Use
1	75	Commercial
2	151	Commercial
3	203	Commercial
4	12	School
5	15	Commercial
6	18	Commercial
7	21	Commercial
8	23	Commercial
9	25	Commercial
10	27	Commercial
11	29	Commercial
12	31	Commercial
13	33	Commercial
14	35	Commercial
15	37	Commercial
16	39	Commercial
17	41	Commercial
18	43	Commercial
19	45	Commercial
20	47	Commercial
21	49	Commercial
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36	79	Commercial
37	81	Commercial
38	83	Commercial
39	85	Commercial
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42	91	Commercial
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46	99	Commercial
47	101	Commercial
48	103	Commercial
49	105	Commercial
50	107	Commercial
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68	143	Commercial
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334	675	Commercial
335	677	Commercial
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369	745	Commercial
370	747	Commercial
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372	751	Commercial
373	753	Commercial
374	755	Commercial
375	757	Commercial
376	759	Commercial
377	761	Commercial
378	763	Commercial
379	765	Commercial
380	767	Commercial
381	769	Commercial
382	771	Commercial
383	773	Commercial
384	775	Commercial
385	777	Commercial
386	779	



Engineering, Inc.

ENGINEERING
LAND PLANNING
SURVEYING

December 13, 2012

Mr. Paul Rull
Contract Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Subject: Review of TTM 30752 General Plan consistency in the use of a portion of the site designated as RR (5 acre) for half (½) acre lots.

Dear Paul,

In lotting the proposed development the general plan land use designations would allow up to 191 residential lots within the property. With the preservation of natural areas in the northerly portion of the property for Cajalco Creek and easterly central portion of the property for natural open space, the proposed project has a lot count of 112 residential lots with 9 open space lots. See attached Land Use exhibit showing the overall project, general plan land use areas and the proposed lotting.

In reviewing the topographic features of the property a significant portion of the RR Land use designation has similar topographic features as the adjoining RC-LDR land use, being open-sparsely vegetated terrain with grades less than 25%, a slope analysis is also attached for reference. The proposed layout utilizes approximately 6.4 acres of the RR area for approximately 12 residential lots, while the same time the project sets aside approximately 11 acres within the RC-LDR area as natural open space due to the hillside nature of that portion of the property (lot 114) within the RC-LDR designation. Within the General Plan, land use policy "Hillside Development & Slope" LU 11.1 states that the use of development clustering is appropriate regardless of land use designation in order to preserve natural slopes. General Plan table LU 4 also includes a policy statement that encourages clustering of lots down to ½ acre in size within Residential designations in order to preserve natural open space.

We have evaluated other alternatives and believe this is the best configuration for this property. We ask that you please review and approve our plan as presented.

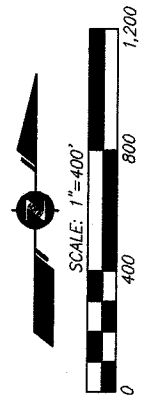
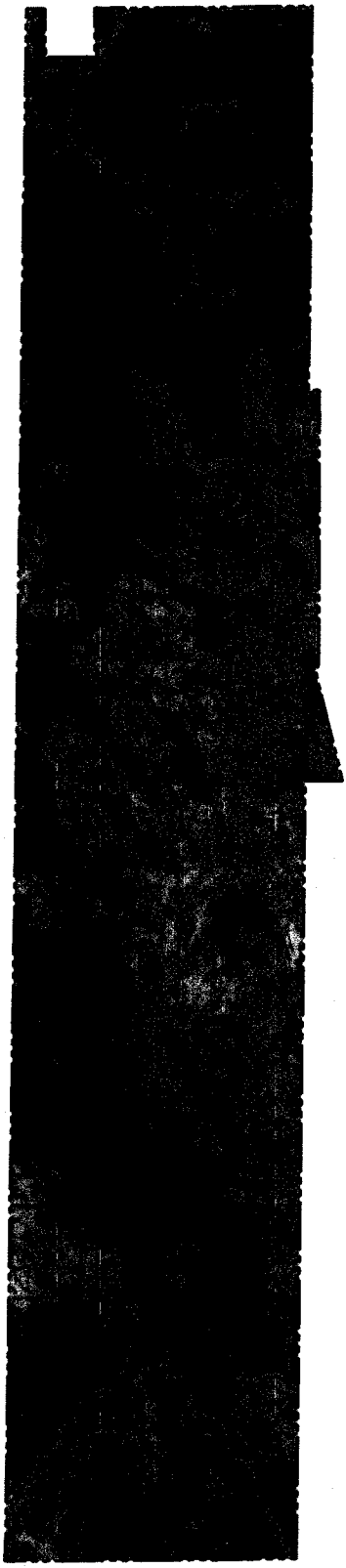
Sincerely:
K & A Engineering

A handwritten signature in black ink, appearing to read 'Don Bergh', is written over the typed name.

Don Bergh
Project Manager

SLOPE ANALYSIS			
Color	Range_Beg.	Range_End	Percent
■	0.00	15.00	67.9
■	15.00	25.00	17.8
■	25.00	35.00	8.3
■	35.00	100.00	6.0
			100.0

Area (SF)	Area (AC)
3,480,272	79.90
909,620	20.88
426,512	9.79
309,614	7.11
5,126,018	117.68



TTM 30752 - EXISTING SLOPE ANALYSIS

Drawing: R:\V\3181\Exhibits\vertical\trac_30752\01 - EXI - Existing Slope Analysis.dwg Layout: p 11x17 L Sheet: 12/9/2012 12:32 PM Plot Date: 1/1 By: Mike Anderson

CASE #: TR30752 Amd#7
EXHIBIT: S (slope analysis)
DATED: 3/11/13
PLANNER: P. RULL

Dailey Ranch Community Outreach Efforts

Community Outreach efforts for the proposed Dailey Ranch project began when the project was initially proposed in 2007. During the period between October 2007 and May 2008, representatives of Dailey Ranch participated in 12 formal meetings and presentations to interested community groups as summarized below:

Community Group	# of Meetings/Presentations
Residents Association of Greater Lake Matthews ("RAGLM")	7 - including one site tour
Municipal Advisory Committee ("MAC")	2 - including one site tour
Greater Lake Matthews Trail Association ("GLMTRA")	2 - including one site tour
Community Association of Lake Matthews ("CALM")	1

In addition, during this time period representatives of Daily Ranch participated in numerous informal one-on-one meetings, email correspondence and phone calls.

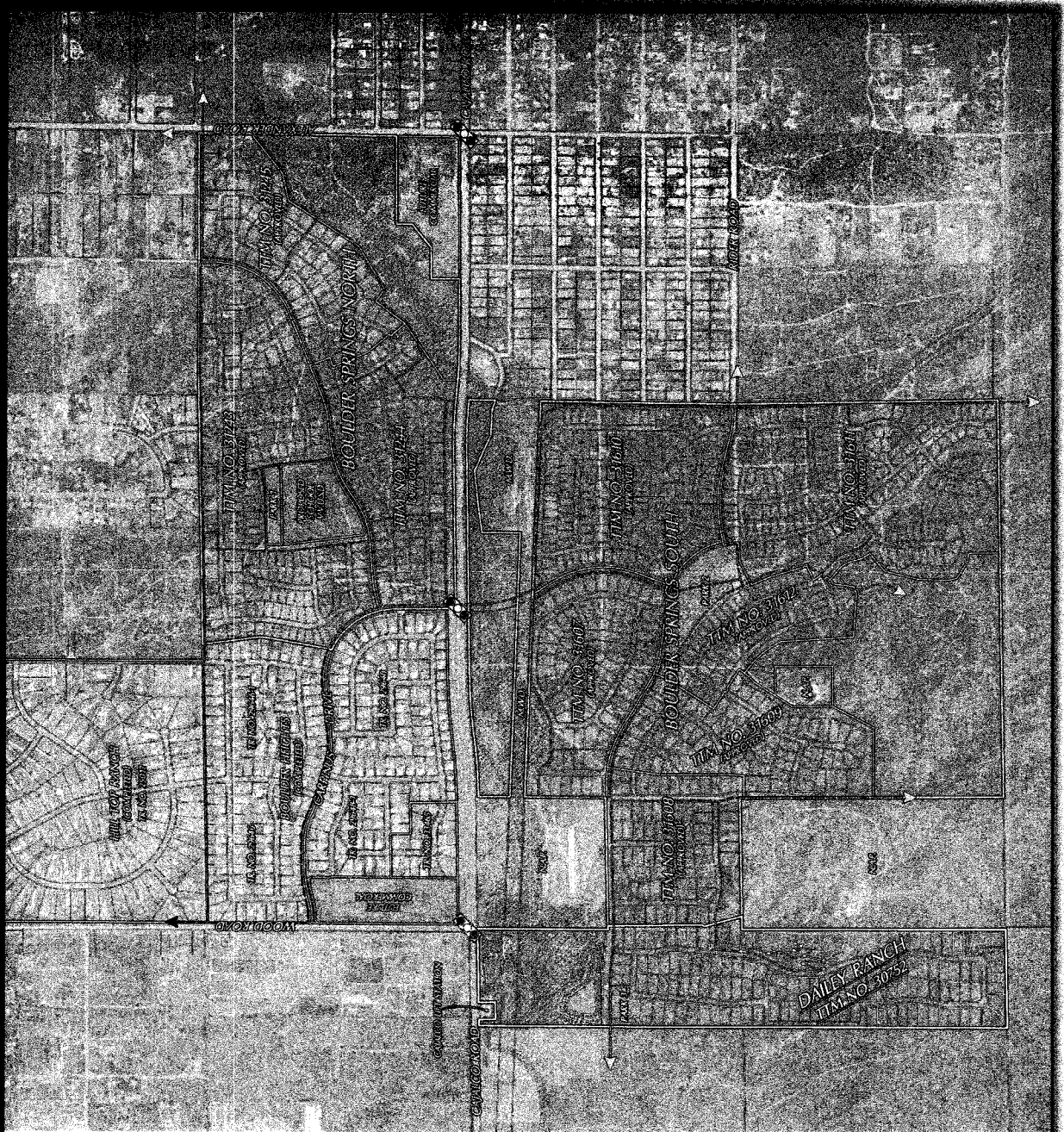
Feedback from each of these organizations and the individual residents was incorporated into project design. Of particular importance to the residents was ensuring that the community character incorporate an equestrian design and interconnect to the trails which will be provided by the adjacent Boulder Springs Communities. Illegal site access and dumping was also a concern which has been addressed to the greatest extent possible.

As a result of economic conditions, the Daily Ranch project was put on hold from 2008 until 2012. In January 2013 representatives of Daily Ranch have participated in an additional 4 formal meetings/presentations to interested community groups as follows:

Community Group	# of Meetings/Presentations
Residents Association of Greater Lake Matthews ("RAGLM")	3
Municipal Advisory Committee ("MAC")	1

Because the proposed project remains essentially unchanged from 2008, the current design for the project incorporates many of the specific suggestions already agreed to by the various Community Groups. Feedback from the various Community Groups throughout the 2013 meetings and presentations focused on the desire for the community to maintain its rural and equestrian character, including the elimination of street lights.

BOULDER SPRINGS & DAILEY RANCH COMPREHENSIVE EXHIBIT



DEVELOPMENT SUMMARY

DEVELOPMENT	ACRES	UNITS	DATE
BOULDER SPRINGS NORTH	120	9	19
PHASE 1	100	8	19
PHASE 2	20	1	19
BOULDER SPRINGS SOUTH	120	9	19
PHASE 1	100	8	19
PHASE 2	20	1	19
DAILEY RANCH	120	9	19
PHASE 1	100	8	19
PHASE 2	20	1	19

DAILEY RANCH & BOULDER SPRINGS OPEN SPACE

2400 ACRES
 100 ACRES
 100 ACRES
 100 ACRES

CAMINO CREEK

100 ACRES
 100 ACRES
 100 ACRES

TRAILS

100 ACRES
 100 ACRES
 100 ACRES

PARK SITES

100 ACRES
 100 ACRES
 100 ACRES

SCHOOL SITE

100 ACRES
 100 ACRES
 100 ACRES

CAMINO ROAD

100 ACRES
 100 ACRES
 100 ACRES

SEWER AND WATER FACILITIES

100 ACRES
 100 ACRES
 100 ACRES

UTILITIES

100 ACRES
 100 ACRES
 100 ACRES

LANDSCAPE

100 ACRES
 100 ACRES
 100 ACRES

CONCRETE

100 ACRES
 100 ACRES
 100 ACRES

PAVING

100 ACRES
 100 ACRES
 100 ACRES

LANDSCAPING

100 ACRES
 100 ACRES
 100 ACRES

UTILITIES

100 ACRES
 100 ACRES
 100 ACRES

LANDSCAPE

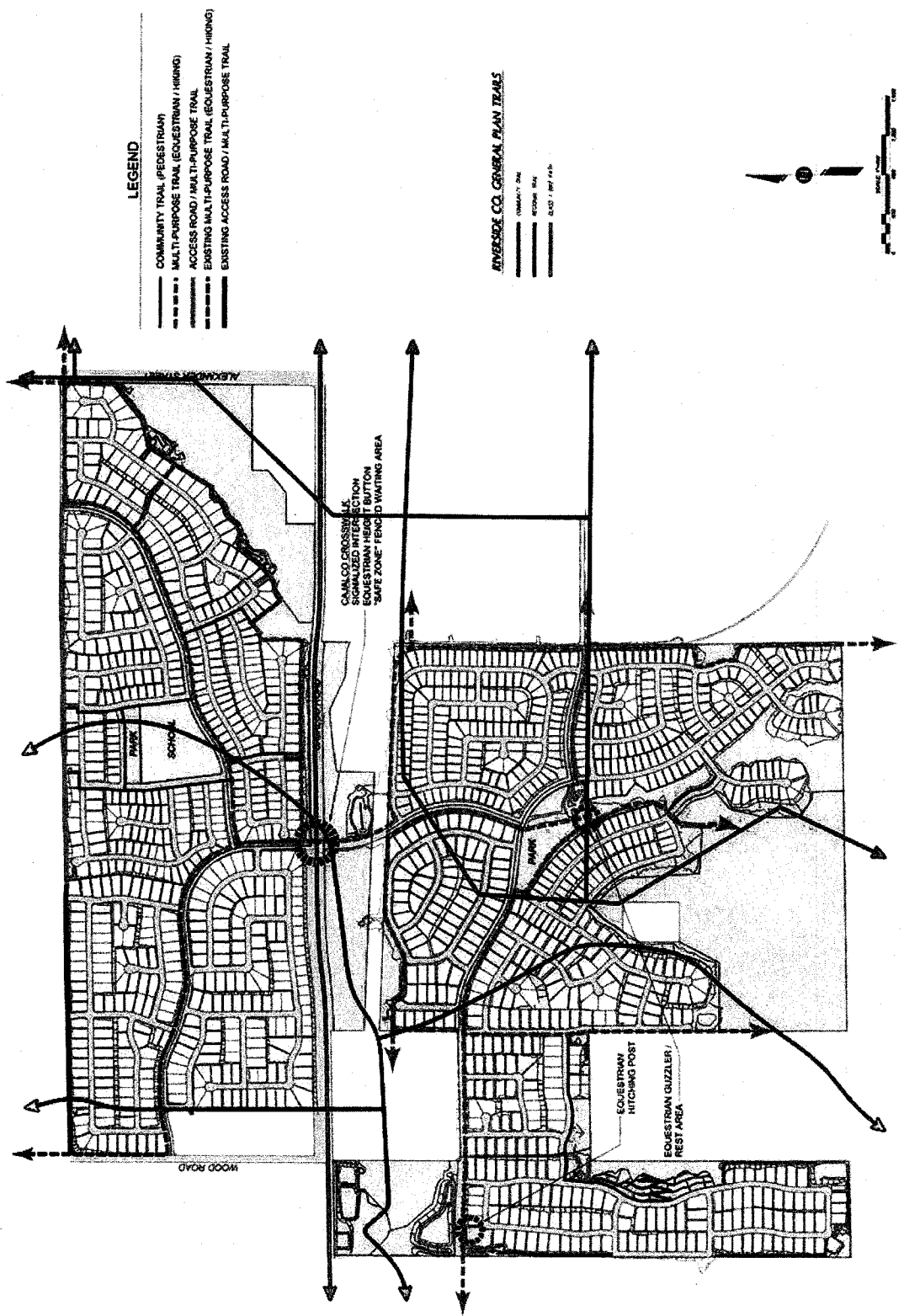
100 ACRES
 100 ACRES
 100 ACRES

CONCRETE

100 ACRES
 100 ACRES
 100 ACRES



BOULDER SPRINGS & DAILEY RANCH TRAILS



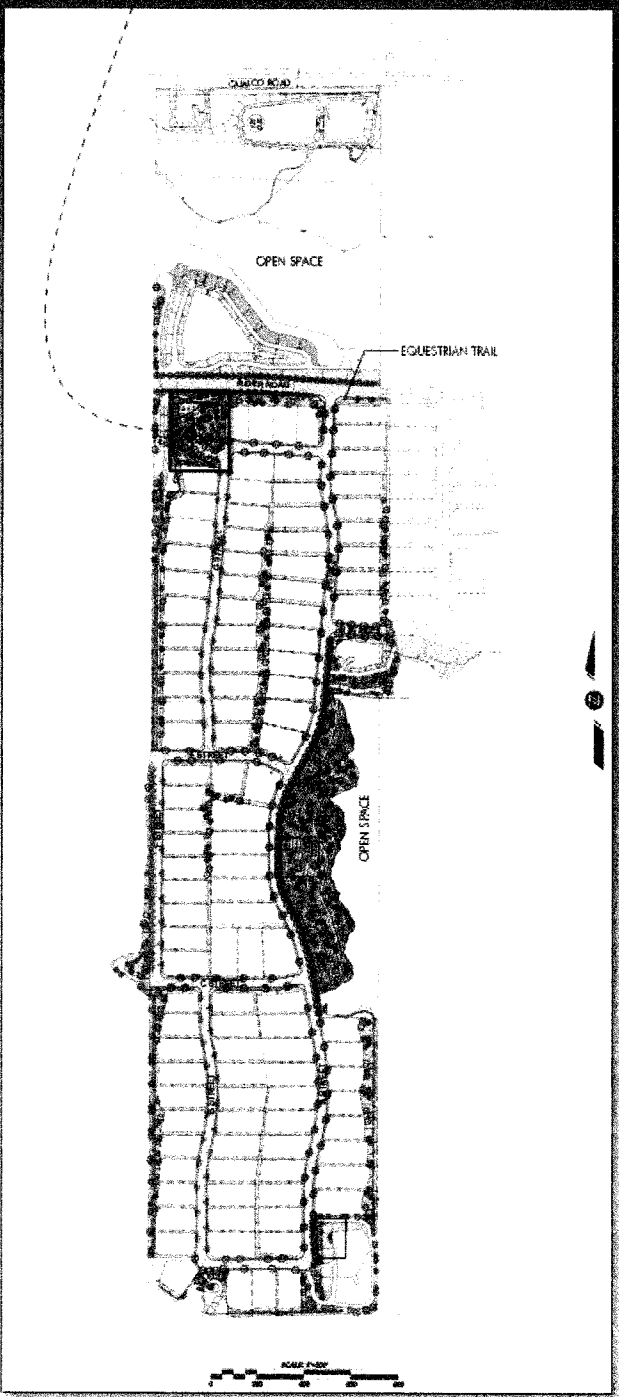
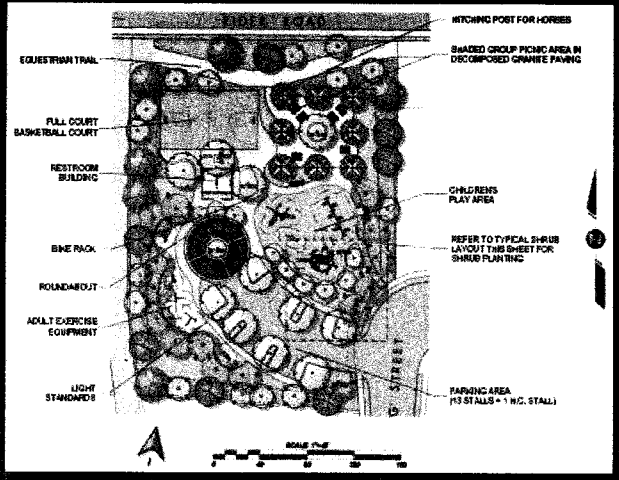
LEGEND

- COMMUNITY TRAIL (PEDESTRIAN)
- - - MULTI-PURPOSE TRAIL (EQUESTRIAN / HIKING)
- · - · - ACCESS ROAD / MULTI-PURPOSE TRAIL
- · - · - EXISTING MULTI-PURPOSE TRAIL (EQUESTRIAN / HIKING)
- - - EXISTING ACCESS ROAD / MULTI-PURPOSE TRAIL

ANNEBORO CO. GENERAL PLAN TRAILS

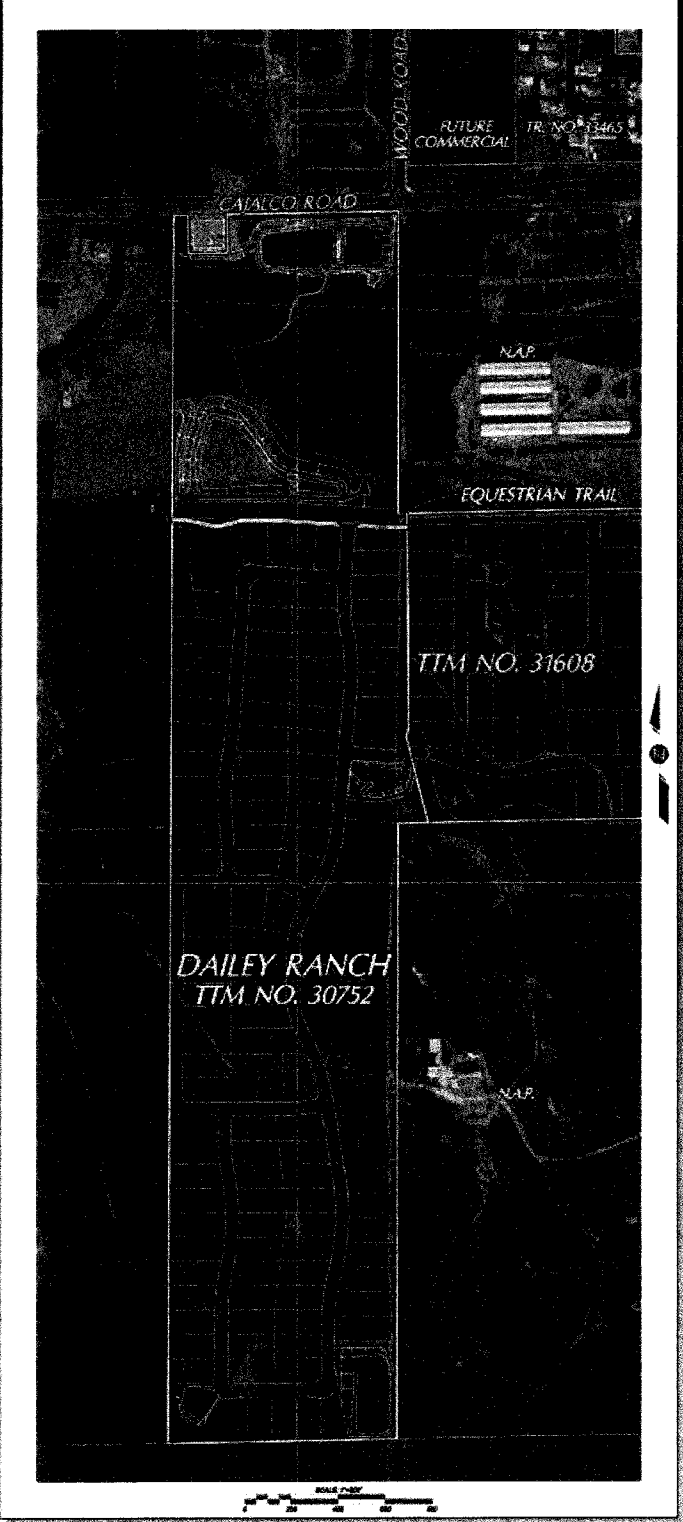
- COMMUNITY TRAIL
- - - MULTI-PURPOSE TRAIL
- · - · - ACCESS ROAD / MULTI-PURPOSE TRAIL
- · - · - EXISTING MULTI-PURPOSE TRAIL
- - - EXISTING ACCESS ROAD / MULTI-PURPOSE TRAIL



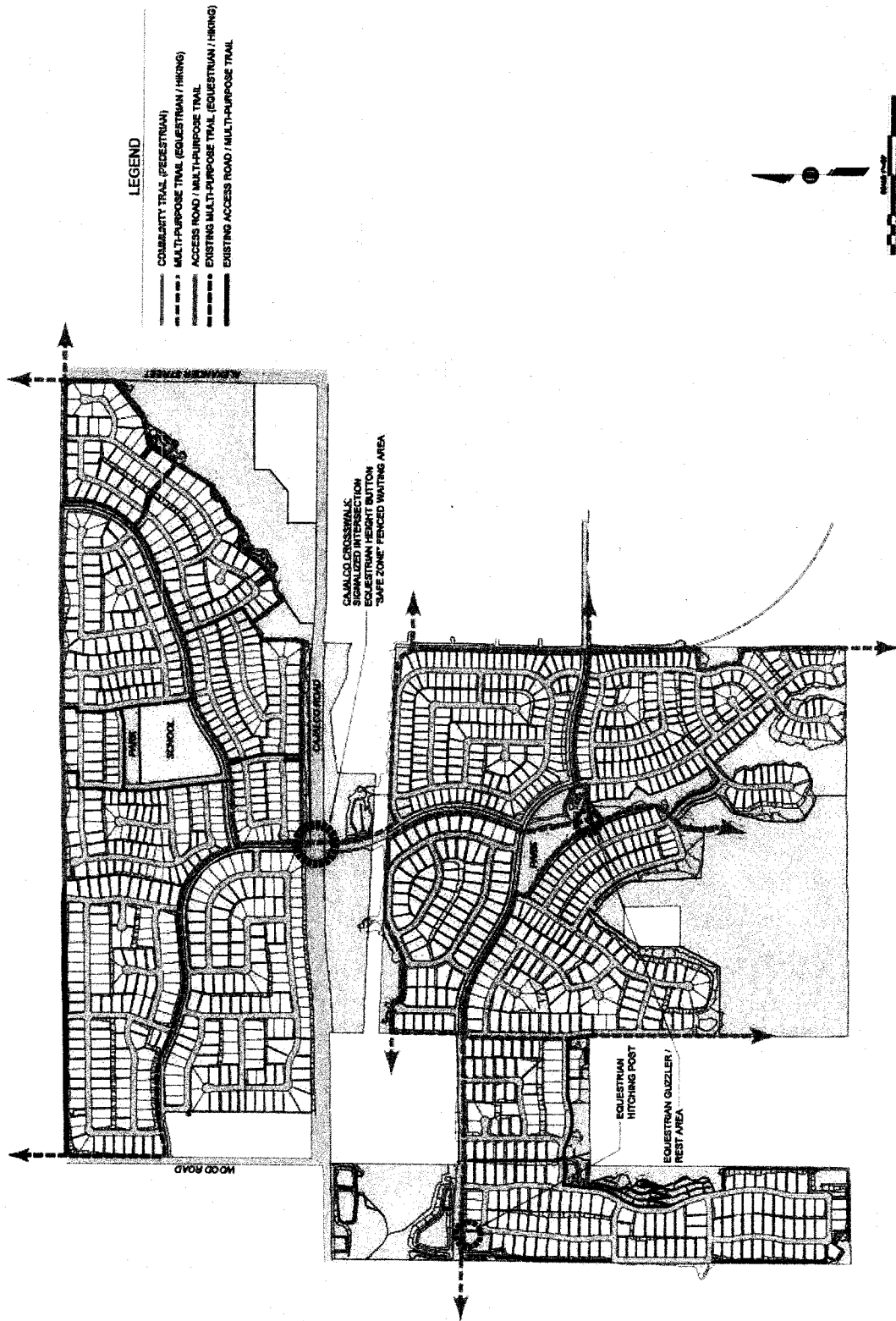


DAILEY RANCH

K&A Engineering and
 Land Planning
 Surveyors







BOULDER SPRINGS & DAILEY RANCH TRAILS

CASE #: TR30752 Amd#7
 EXHIBIT: T (trails)
 DATED: 3/11/13
 PLANNER: P. RULL

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 38929

Project Case Type (s) and Number(s): Change of Zone No. 7796 and Tentative Tract Map No. 30752

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Paul Rull, Project Manager

Telephone Number: (951) 955-0972

Applicant's Name: CA Boulder Springs Holdings, LLC

Applicant's Address: 2 Park Plaza, Suite 850, Irvine, CA 92614

I. PROJECT INFORMATION

A. Project Description:

CHANGE OF ZONE NO.7796: Change of zone proposes to change 7.34 acres of R-A-5 to R-A-½ and change 26.87 acres of R-A-½ to R-5. The remaining 83.47 acres will remain R-A-½.

TENTATIVE TRACT MAP NO. 30752: Schedule "B" subdivision of 117.7 gross acres into 112 single family residential lots with a minimum lot size of 20,000 square feet and 9 open space lots on a total site area of 117.7 gross acres. The residential lots will be clustered together resulting in a lower total number of residential lots than what is allowed under the Site's General Plan designation.

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

C. Total Project Area: 117.7

Residential Acres: 72.2	Lots: 112	Units: N/A	Projected No. of Residents: 369
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Open Space Acres: 45.5	Lots: 9		
Other: N/A			

D. Assessor's Parcel No(s): 321-120-016, 321-150-004, and portions of 321-140-023, 321-140-024, 321-140-032

E. Street References: The project site is situated in the lower portion of Mead Valley, approximately four miles east of Lake Mathews, four miles west of Interstate 215, and immediately southwest of the intersection of Cajalco Road and Wood Road. Cajalco Road represents the northern border of the site while the Wood Road alignment represents the eastern border. Cajalco Creek traverses the northern portion of the Site flowing in a west-northwesterly direction.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 7, 8 and 18, Township 4 South, Range 4 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: The Site is undeveloped, but has been disturbed in most areas. The central portion includes slopes and large rock outcroppings that are undisturbed. The remainder of

the Site is relatively flat with a slight uphill grade moving toward the south portion of the Site. The Site is approximately 1,800 feet above sea level at the southeast corner. Nearly all the flat areas appear to have been heavily used in the past for off-road vehicle traffic. Although the northern portion of the Site has also been disturbed, the portion of Cajalco Creek and the associated riparian zone remain intact as they traverse this part of the site. A water quality basin has been constructed on the northern portion of the Site, which captures urban runoff from residential tracts to the northeast of the property (Boulder Heights and Boulder Springs). This basin area has already been environmentally assessed as part of the basin construction and adjacent specific plans, and is not considered to be a part of the environmental assessment for the remaining 108.9 gross acres of the Site. The adjacent lands are vacant or have rural residential development, however, those rural areas are planned for similar suburban residential development. Vegetation on the Site consists of primarily Non-native Grasslands and Riversidean Sage Scrub.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The General Plan Land Use designation for the Site is Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Residential (R: RR) (5 Acre Minimum), and Community Development: Public Facilities (CD: PF). The project proposes the subdivision of 117.5 gross acres into 112 single family residential lots with a minimum lot size of 20,000 square feet. No development is proposed within the CD: PF designation. The proposed layout utilizes approximately 6.4 acres of the R:RR area for approximately 12 residential lots. General Plan Land Use Policy LU11.1 Hillside Development & Slope states "that the use of development clustering is appropriate regardless of land use designation in order to preserve natural slopes. General Plan table LU 4 also includes a policy statement that encourages clustering of lots down to ½ acre in size within residential designations tin order to preserve natural open space. The proposed project is consistent with the General Plan land use designation and all other applicable land use policies.
- 2. Circulation:** The proposed project will add overall trips to the area through the creation of 112 single family residential lots. Due to the size of the project, new roads will be required to provide adequate access and circulation for the Site. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project is located within the Multiple Species Habitat Conservation Plan (MSHCP), and within Criteria Cell area 2326, 2422 and 2527. A HANS application has been submitted to the County and has been processed and cleared. The proposed project meets all other applicable Open Space element policies.
- 4. Safety:** The proposed project is located within a flood zone and contains areas of flooding sensitivity as well as located within a high fire area; however these potential impacts shall be reduced to a less than significant level with mitigation incorporated. The proposed project is not located within a fault zone or within ½ mile of a fault. The proposed project is in an area designated as having low to moderate potential for liquefaction and susceptible to subsidence. The proposed project meets all other applicable Safety element policies.
- 5. Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project is for residential development and noise levels associated with the project are anticipated to be

less than significant with mitigations incorporated. The proposed project meets all other applicable Noise element policies.

6. **Housing:** The project proposes 112 residential lots, which contributes to the achievement of the Riverside County General Plan's goal of providing quality and diversified housing for the County's expanding population. Therefore, the proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other Air Quality Element policies.

B. General Plan Area Plan(s): Lake Mathews/Woodcrest Community Plan

C. Foundation Component(s): Rural Community, Rural

D. Land Use Designation(s): Rural Community: Low Density Residential (RC: LDR) (½ Acre Min), Rural: Rural Residential (R: RR) (5 Acre Minimum), Community Development: Public Facilities (CD: PF)

E. Overlay(s), if any: Not in a General Plan Overlay Area.

F. Policy Area(s), if any: Not in a General Plan Policy Area.

G. Adjacent and Surrounding:

1. **Area Plan(s):** Lake Mathews/Woodcrest Area Plan

2. **Foundation Component(s):** Rural Community (RC) and Community Development (CD) to the north, Rural Community (RC) and Rural (R) to the south, Rural Community (RC), Community Development (CD), Rural (R) and Open Space (OS) to the east and Rural Community (RC) and Rural (R) to the west.

3. **Land Use Designation(s):** Very Low Density Residential (VLDR) (1 Acre Minimum), Low Density Residential (LDR) (½ Acre Minimum) and Commercial Retail (CR) (0.20-0.35 floor area ratio) to the north, Estate Density Residential (EDR) (2 Acre Minimum), Rural Residential (RR) (5 Acre Minimum) and Rural Mountainous (RM) (10 Acre Minimum) to the south, Low Density Residential (LDR) (½ Acre Minimum), Rural Residential (RR) (5 Acre Minimum), Conservation (C), and Commercial Retail (0.20-0.35 floor area ratio) to the east, and Very Low Density Residential (VLDR) (1 Acre Minimum), Low Density Residential (LDR) (½ Acre Minimum) Rural Residential (RR) (5 Acre Minimum) and Rural Mountainous (RM) (10 Acre Minimum) to the west.

4. **Overlay(s) and Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** H.B. Ranches Specific Plan No. 229

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

- I. **Existing Zoning:** Residential Agricultural-½ Acre Minimum (R-A-½), Residential Agricultural-5 Acre Minimum (R-A-5), and Specific Plan (SP229 Planning Area 9)
- J. **Proposed Zoning, if any:** Residential Agricultural-½ Acre Minimum (R-A-½), and Open Area (R-5)
- K. **Adjacent and Surrounding Zoning:** H.B. Ranches Specific Plan No. 229 to the north and east, Residential Agricultural-½ Acre Minimum (R-A-½) to the north, east, and west, Residential Agricultural-5 Acre Minimum (R-A-5) and Residential Agricultural-10 Acre Minimum (R-A-10) to the south, and Residential Agricultural-1 Acre Minimum (R-A-1) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

Signature

Paul Rull

Printed Name

5/9/13

Date

For Carolyn Syms Luna, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The Project will not have a substantial effect upon a scenic highway corridor. The Site is situated in the lower portion of Mead Valley, approximately four miles east of Lake Mathews, four miles west of Interstate 215, and immediately southwest of the intersection of Cajalco Road and Wood Road. Cajalco Road represents the northern border of the site while the Wood Road alignment represents the eastern border. A portion of Cajalco Road is designated as a County Eligible Scenic Highway; however, the portion that abuts the project site is not designated as a scenic highway. The scenic highway designation for Cajalco Road extends from Interstate 15 to approximately Alder Street. Alder Street is over 3,000 feet from the project site. Wood Road is also not a designated County Scenic Highway. The Riverside County General Plan indicates that the Site is not located within a designated scenic corridor. Development of the Project will not affect any scenic resources, as adjacent lands are vacant or have rural residential development and are planned for similar residential development. The design of the Project will be compatible with the existing setting in the surrounding area and will have residential uses set back from Cajalco Road approximately 1,300 feet, and therefore, will have a less than significant impact as a result of its implementation.

b) The Site is traversed by Cajalco Creek and contains several rock outcroppings. Cajalco Creek shall be left undisturbed and located within two open space lots. The majority of the rock outcroppings occur in the southeastern portion of the site. Several rock outcroppings shall be preserved with open space lot 114 and incorporated into the project. The Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an

aesthetically offensive site open to public view, as these features do not exist on the Site. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located within Zone B of the Mount Palomar Nighttime Lighting Policy Area. The project site is located 41.87 miles from the Mount Palomar Observatory. It has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655 of Riverside County. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. The project has been conditioned, prior to map recordation to create an Environmental Constraint Sheet that states lighting restrictions as required by County Ordinance No. 655 (COA 50.PLANNING. 19). All proposed outdoor lighting systems shall be in conformance with county Ordinance No. 655 which will mitigate the potential for interference with the nighttime use of Palomar Observatory to less than significant impact. These requirements are standard for properties within the boundaries of Zones A or B of Ordinance No. 655 and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would accompany any new residential development; however the new source of light is not anticipated to be of significant levels. The project has been conditioned to create an Environmental Constraints Sheet prior to map recordation to comply with the lighting standards of Ordinance 655 which are intended to reduce the effects of night lighting (COA 50. PLANNING. 19) which will mitigate the potential impact from glare or unacceptable light levels to less than significant. This is a standard condition of approval and is not considered mitigation for CEQA implementation purposes. The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

b) The amount of light that will be created is consistent with levels found in typical residential developments. Residential uses surrounding the project site are located to the north, beyond Cajalco Road, and proposed to the west. The residential uses shall be buffered from the residential uses to the north by over 1,500 feet of open space. In addition, due to the topography of the site and surrounding area, residential uses shall be screened to the west by hills. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is not located within a Farmland Designation; therefore, the project shall not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. The Site is however located within an area mapped by the County General Plan and the California Farmland Mapping and Monitoring Program (FMMP) as containing Farmland of Local Importance, Grazing Land and Other Lands. Therefore, there is no impact.

b) The proposed project is not located in an agricultural preserve or covered by a Williamson Contract. However, the project is adjacent to agricultural uses, but it is not anticipated that the project will conflict with those agricultural uses. The site's existing zoning, Residential Agriculture 1/2 Acre Minimum (R-A-1/2), would still allow for some agricultural uses, as well as the non-commercial keeping of animals. This zoning would be compatible with the surrounding agricultural uses. Therefore, the impact is considered less than significant.

c) The project site is not located within 300 feet of agriculturally zoned property. In addition, although the project proposes residential uses, the site's existing zoning, Residential Agricultural-1/2 Acre Minimum (R-A-1/2) allows for some agricultural uses, as well as the non-commercial keeping of animals. Therefore, the impact is considered less than significant.

d) The proposed project is not anticipated to result in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. The Site is not located within 300 feet of agriculturally zoned property, therefore, potentially significant indirect impacts to off-site agricultural lands will not occur in that the adjacent lands are vacant or have rural residential development and are planned for similar residential development. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore the proposed project will not conflict with any forest land zoning.

b & c) The site has been vacant and undisturbed and there are no forest areas or non-man made groves. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, "Air Quality Assessment Technical Report" prepared by PCR Services Corporation, dated April 2006

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

The Project will not conflict with or obstruct implementation of the applicable air quality plans. The Project, proposing 112 residential units, does not have the potential for significantly increasing pollution within the area individually or cumulatively. As shown in the Air Quality Assessment Report

prepared PCR Services Corporation for the Project, both short and long term, as well as individual and cumulative impacts will have measures to reduce air quality impacts:

1. In addition to SCAQMD Rule 403 requirements, all land clearing/earth-moving activity areas shall be watered as necessary during construction activities to maintain soil moisture content at a minimum of 12 percent.
2. Water, three times daily, or non-toxic soil stabilizers shall be applied, as needed to reduce off-site transport of fugitive dust from all unpaved staging areas and unpaved road surfaces.
3. Streets shall be swept as needed during construction, but not more frequently than hourly, if visible soil material has been carried onto adjacent public paved roads (i.e. Rider Road).
4. The developer prior to leaving the site shall visually inspect construction equipment and loose dirt shall be washed off with wheel washers as necessary.
5. The developer shall install traffic speed signs specifying that the maximum speed on all unpaved roads shall not exceed 15 mph.
6. All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.
7. General contractors shall operate construction equipment such that exhaust emissions are minimized. For example, engines shall be turned off while in queues or while loading/unloading. Additionally, heavy, diesel-powered equipment shall be turned off when not in use. Construction activities shall be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.
8. To the extent possible and when the cost of operating both is the same, petroleum powered construction equipment shall utilize electricity from power poles rather than temporary diesel power generators and/or gasoline power generators.
9. On-site mobile construction equipment shall be powered by alternative fuel sources (i.e., methanol, natural gas, propane or butane) as feasible.
10. Compliance with SCAQMD Rule 1113 on the use of architectural coatings shall be implemented. Emissions associated with architectural coatings will be reduced by implementing such measures as use of pre-coated/natural colored building materials, use of water-based or low-VOC coatings and paints, and use of manual brush or spray equipment with high transfer efficiency.

Along with the County's standard conditions for managing Air Quality, these measures are not considered mitigation for CEQA implementation purposes.

a) The 2012 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. The proposed project is consistent with the General Plan Land Use designations. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, the impact is considered to be less than significant.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by

vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term construction related impacts will be reduced below a level of significance through the incorporation of dust control measures which the project has been conditioned to implement during grading (COA 10.BS GRADE. 8) and which will mitigate impacts from fugitive dust to less than significant. This is a standard condition of approval and is not considered mitigation for CEQA implementation purposes.

c) The proposed residential subdivision is not anticipated to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter. Therefore, there is no impact.

f) The project proposes a residential development and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?

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

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

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection, EPD review

Findings of Fact:

a) The site lies within the Western Riverside County Multiple-Species Habitat Conservation Plan (MSHCP) area. The MSHCP covers impacts to covered species of concern resulting from development within the area through a variety of means including payment of fees by developers for the set-aside and maintenance of conservation lands. At this time, the project appears to be consistent with the MSHCP and has completed the HANS portion of this approval. No other local, regional, or state habitat conservation plans are in force for the project site. Mitigation measure MM BIO-1 requires the Applicant to comply with all terms and conditions of the MSHCP. Therefore, with mitigation, this impact is reduced to a level of less than significant.

Mitigation: The following Mitigation Measures, when applied, would reduce potentially significant impacts to Biologic Resources resulting from Project implementation to a level of Less than Significant.

MM BIO-1 - The Applicant will comply with all requirements of the Western Riverside County Multiple Species Habitat Conservation Plan.

MM BIO-2 - The Applicant will preserve 9.5 acres of open space including the riparian corridor along Cajalco Creek and the adjacent upland habitat.

MM BIO-3 - The Applicant will construct a water quality basin south of Cajalco Creek as specified in the Mitigation Plan prepared for the Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife as part of the Waste Discharge Requirements and 1600 Certification.

MM BIO-4 - The Applicant will create 1.014 acres of riparian habitat north of the proposed second water quality basin within the non-native vegetation and monitor this area until the success criteria have been achieved.

MM BIO-5 - If work on the site begins during February through August, the Applicant will undertake preconstruction surveys for nesting special status avian species observed at the site during the 30-day period prior to construction. If nesting special status avian species are found on the site during these surveys or during construction initiated during February through August, the Applicant will establish a 500-foot buffer around the nest(s) and no construction activity will occur within the buffer zone until a qualified ornithologist has determined that the young have fledged. If special status avian species choose to nest in an area within 500 feet of active construction initiated during September through January, the Applicant shall only be required to provide a 200-foot buffer between construction activities and the nest(s).

MM BIO-6 - The Applicant will complete preconstruction burrowing owl surveys to ensure that this species is absent prior to construction activities.

MM BIO-7 - The Applicant will adhere to standard BMPs for water quality and California Department of Fish and Wildlife habitat protection during construction activities.

Monitoring: During the application process for wetland permits with the Army Corps of Engineers, California Department of Fish and Wildlife (CDFW), and the Regional Water Quality Control Board (RWQCB), specific terms for mitigation will be developed. As part of this process, when the final mitigation requirements are set, a Habitat Creation/Restoration Plan will be developed. This will include specific requirements for mitigation monitoring. A similar process will be required to fulfill all requirements for the MSHCP. Again, monitoring requirements will be here established. No construction permits will be issued until this process has been completed.

b) Loss of individuals belonging to species of concern or loss of habitat for these species as a result of construction and operation of the project would constitute a potentially significant impact. The site lies within the Western Riverside County Multiple-Species Habitat Conservation Plan (MSHCP) area. The MSHCP covers direct and indirect impacts to endangered or threatened species resulting from development within the area through a variety of means including payment of fees by developers for the set-aside and maintenance of conservation lands. Mitigation measure MM BIO-1 requires the Applicant to comply with all of the terms and conditions of the MSHCP. Prior to the adoption of the MSHCP, surveys for the presence of other species of concern including least Bell's Vireo and Southwest Willow Flycatcher were performed and indicated that these species were not present on the site. Furthermore, Mitigation Measure MM BIO-2 preserves 9.5 acres of open space including the riparian corridor along Cajalco Creek and the adjacent upland habitat, MM BIO-3 constructs a water quality basin south of Cajalco Creek in addition to the open space preservation, and MM BIO-4 will create 1.014 acres of new riparian habitat north of the water quality basin within the non-native vegetation. Therefore, with mitigation, this impact is reduced to a level of less than significant.

c) Loss of individuals belonging to species of concern or loss of habitat for these species as a result of construction and operation of the project would constitute a potentially significant impact. The site lies within the Western Riverside County Multiple-Species Habitat Conservation Plan (MSHCP) area. With the exception of the burrowing owl, the MSHCP covers direct and indirect impacts to species of concern resulting from development within the area through a variety of means including payment of fees by developers for the set-aside and maintenance of conservation lands. Mitigation measure MM BIO-1 requires the Applicant to comply with all of the terms and conditions of the MSHCP. To examine potential impacts to the burrowing owl, surveys for this species have been performed and have found the burrowing owl to not be present on the site. MM BIO-6 requires preconstruction burrowing owl surveys to ensure that the potential impact to the burrowing owl will be maintained at a level of less than significant. Prior to the adoption of the MSHCP, surveys for the presence of other species of concern including least Bell's Vireo and Southwest Willow Flycatcher were performed and

indicated that these species were not present on the site. A red diamond rattlesnake was observed on the site and a white tailed kite was observed flying over the site. However, impacts to these species of concern are covered by the MSHCP. Furthermore, Mitigation Measure MM BIO-2 preserves 15.6 acres of open space including the riparian corridor along Cajalco Creek and the adjacent upland habitat, MM BIO-3 constructs a water quality basin south of Cajalco Creek in addition to the open space preservation, and MM BIO-4 will create 1.014 acres of new riparian habitat north of the water quality basin within the non-native vegetation. Therefore, with mitigation, this impact is reduced to a level of less than significant.

d) The Project would not interfere with the movement of native resident or migratory fish, as the Project avoids all aquatic features that might support fish. Project impacts are limited to riparian habitats characterized as ephemeral in nature and therefore do not carry adequate flows to support resident or migratory fish. There are no proposed impacts to Cajalco Creek or its tributaries, which are the only drainages that carry adequate flows to potentially support resident or migratory fish. Therefore, there is No Impact. Mitigation Measures are not required.

Interference with wildlife movement or a wildlife movement corridor would constitute a potentially significant impact. Development of the entire site could cause a barrier to the east-west movement of wildlife across the site. However, the main wildlife movement corridor in this area is the habitat along Cajalco Creek. Cajalco Creek on the site and a substantial buffer both to the north and the south of the watercourse are being preserved as open space, thereby avoiding an impact to the wildlife corridor across the site. Mitigation Measure MM BIO-2 preserves 9.5 acres of open space including the riparian corridor along Cajalco Creek and the adjacent upland habitat, MM BIO-3 constructs a water quality basin south of Cajalco Creek further widening this open space preservation, and MM BIO-4 will create 1.014 acres of riparian habitat north of the proposed second water quality basin within the non-native vegetation, improving the quality of the habitat within the movement corridor. Therefore, with mitigation, this impact is reduced to a level of less than significant.

Interference with the use of native wildlife nursery sites would constitute a potentially significant impact. The main wildlife nursery site would be in the habitat along Cajalco Creek. Cajalco Creek on the site and a substantial buffer both to the north and the south of the watercourse are being preserved as open space, thereby avoiding an impact to the wildlife corridor across the site. Mitigation Measure MM BIO-2 preserves 9.5 acres of open space including the riparian corridor along Cajalco Creek and the adjacent upland habitat, MM BIO-3 constructs a water quality basin south of Cajalco Creek further widening this open space preservation, and MM BIO-4 will create 1.014 acres of riparian habitat north of the proposed second water quality basin within the non-native vegetation, improving the quality of the habitat within the movement corridor. Therefore, with mitigation, this impact is reduced to a level of less than significant.

Interference with nesting opportunities would constitute a potentially significant impact. Migratory avian species and raptors, which may use portions of the Site during breeding season, are protected under the Migratory Bird Treaty Act. Project related activities could result in the disturbance of nesting special status species and raptors, and ultimately the abandonment of nests, eggs, or unfledged juveniles. The loss of a special status species, an occupied nest, or substantial interference with roosting and foraging opportunities for migratory species of special concern or raptors would constitute a significant impact. Mitigation Measure MM BIO-2 preserves 9.5 acres of open space including the riparian corridor along Cajalco Creek and the adjacent upland habitat, MM BIO-3 constructs a water quality basin south of Cajalco Creek in addition to the open space preservation, and MM BIO-4 will create 1.014 acres of new riparian habitat within the nonnative vegetation north of the proposed second water quality basin. These areas would be preserved and enhanced for use as nesting sites. Mitigation Measure MM BIO-5 would ensure that construction activities would not interfere with nesting activities of species of concern until the after the young have fledged. MM BIO-

6 would require preconstruction surveys to ensure that burrowing owls are not present on the site during construction. Therefore, with mitigation, this impact is reduced to a level of less than significant.

e) Project implementation would result in the loss of 0.507 acre of riparian habitat subject to CDFW jurisdiction. Loss of CDFW riparian habitat would constitute a potentially significant impact. In accord with Section 1602 of the CDFW Code, the Applicant proposes to mitigate this loss of habitat on site at a ratio of two to one. Mitigation Measure MM B10-4 will create 1.014 acres of new riparian habitat within the existing non-native vegetation north of the proposed second water quality basin. Therefore, with mitigation, this impact is reduced to a level of less than significant.

Project implementation would result in the loss of 0.208 acre of "Riparian/Riverine" habitat as identified by the western Riverside County MSCHP. This impact is considered less than significant with mitigation applied.

Loss of MSHCP Riparian/Riverine habitat would constitute a potentially significant impact. This area is contained within the 0.507 acre of impacted California Department of Fish and Wildlife riparian habitat described in Impact BIO-3. Mitigation Measure MM BIO-4 will create 1.014 acres of riparian habitat on site north of the proposed second water quality basin within the non-native vegetation. Therefore, with mitigation, this impact is reduced to a level of less than significant.

f) The Project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. The project has avoided all wetlands identified on the site. These areas are being preserved as open space. Therefore, there is No Impact. Mitigation Measures are not required.

g) The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The site lies within the Western Riverside County Multiple-Species Habitat Conservation Plan (MSHCP) area and the Applicant is required to comply with all of the terms and conditions of the MSHCP. No other local policies or ordinances protecting biological resources apply. Therefore, there is No Impact. Mitigation Measures are not required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials, PD-A-3408R1 "Phase I Cultural Resources Assessment Update" prepared by PCR Services Corporation, dated April 23, 2008, County Archeologist Review

Findings of Fact:

a & b) The recent surveys of the project site, described in the Phase I Cultural Resources Investigation, prepared by PCR Services Corporation, resulted in negative findings for significant

historic resources. Therefore, it is not anticipated that the proposed project shall alter or destroy a historic site, nor will it cause substantial adverse change in the significance of a historical resource. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, PD-A-3408R1 "Phase I Cultural Resources Assessment Update" prepared by PCR Services Corporation, dated April 23, 2008, County Archeologist Review

Findings of Fact:

The Phase I Cultural Resources Assessment prepared by PCR Services Corporation did not identify any significant resources on the property. However, surveys performed in the general area not on the property revealed numerous sites with archaeological resources. These sites are primarily prehistoric locations and occur primarily along the lower elevations on the hills. These sites will seem to reflect habitation or intense seasonal use of the surrounding area. In this area archaeological sites appear to be directly associated with rock outcroppings and are relatively rare in the plain. The majority of sites that are known in the area consist of bedrock grinding features (primarily slicks). The cultural resources study did not identify any significant archaeological resources existing on site. Although no identifiable resources were located above ground, the relatively high number of archaeological sites in the area suggests the potential for resources being discovered during the grading process.

a) There are no archeological sites recorded within the project site; however based on the density of archaeological resources surrounding the project site and the proximity to Cajalco Creek, archaeological monitoring shall be required for mitigation purposes. Monitoring shall be full time and will include all ground-disturbing activities. An archaeologist shall be retained during grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources (COA 60. PLANNING. 2). Therefore, the impact is considered less than significant with mitigation incorporated.

b) The proposed project is located within an area that has historically had archeological resources. The project has been conditioned to have a qualified archaeologist retained to monitor the project grading and shall have the authority to halt grading activity to allow recovery of archaeological and/or cultural resources (COA 60.PLANNING. 2). The applicant shall provide the Planning Director evidence of a fully executed agreement with a curatorial facility acceptable to the County for treatment

and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found on the project for curation (COA 60. PLANNING. 3). Therefore, the impact is considered less than significant with mitigation incorporated.

c) The project proposes ground-disturbing activities which have the potential to uncover human remains. The project site is not anticipated to have human remains on site based on the report prepared by PCR Services Corporation. The project has been conditioned to halt activities if any human remains are found, including those interred outside of formal cemeteries (COA 10. PLANNING. 2) which will mitigate the potential impact to unknown human remains to less than significant. This is a standard condition and is not considered mitigation for CEQA implementation purposes.

d) There are no existing religious or sacred uses with the project area. Therefore, the proposed project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: An archaeologist shall be retained during grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources (COA 60. PLANNING. 2). Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with a curatorial facility acceptable to the County for treatment and disposition of all cultural resources impacted as a result of the development (COA 60. PLANNING. 3).

Monitoring: Monitoring will be conducted by the Planning Department during the Building and Safety Plan Check Process

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) According to the Riverside County Land Information System (RCLIS) and review by the County Geologist, a portion of the project site is located in an area that is designated as having high (High A) potential for paleontological sensitivity. This portion of the site is located in open space lots 120 and 121. The remainder of the site has low and undetermined potential for paleontological resources. A condition of approval was added to assist in the event that Paleontological resources are found on site (Condition of Approval 10.PLANNING.3) which will mitigate the potential impact to paleontological resources to less than significant. This is not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) According to Riverside County Land Information System (RCLIS), the proposed project is not located within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the nearest active fault to the site is the Glen Ivy fault located about 5.5 miles southwest of the site. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", "Preliminary Geologic/Geotechnical Study" prepared by Neblett & Associates Inc. dated July 13, 2005.

Findings of Fact:

a) According to Riverside County Land Information System (RCLIS), there is a low to moderate potential for this site to be affected by seismically induced liquefaction. The Project Geological Study prepared by Neblett & Associates Inc. identified potential areas for liquefaction north of lots 1 and 104 and Rider Road. The study recommended that this area should be further evaluated during grading plan review for any liquefaction hazards. A condition of approval was added to assist in the event that potential liquefaction hazards are found on site (Condition of Approval 10.PLANNING.19) which will

mitigate the potential for liquefaction to less than significant impact. This is not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. Ground-shaking Zone Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) According to General Plan Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk and is expected to experience strong ground shaking during the design life of the project. The proposed development will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risk which will mitigate the potential impact from ground shaking to less than significant. This requirement is not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. Landslide Risk a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", "Geologic/Geotechnical Study" prepared by Advanced Geotechnical Solutions, Inc. dated December 22, 2011

Findings of Fact:

a) According to Figure S-5, the proposed project is located within an area which has a variety of slopes which range from 15 percent to a small portion that is greater than 30 percent. The project engineer performed a slope stability analysis which indicated that the natural slope and proposed graded cut and fill slopes are expected to be stable under static and pseudo-static conditions. Standard conditions require slope ratios of two to one (2:1) or flatter (Condition of Approval 10.BS

GRADE.9) which will mitigate the potential impact on landslide risk to less than significant. This is not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. Ground Subsidence				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) The proposed project is located in an area susceptible to subsidence but not located near any documented areas of subsidence. The results of the liquefaction report prepared for this Project indicated that settlement could occur induced by liquefaction and is covered by the mitigation for potential liquefaction. Uniform Building Code (UBC) requirements pertaining to residential development will mitigate the potential impact for non-liquefaction induced subsidence to less than significant. As UBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials, "Preliminary Geologic/Geotechnical Study" prepared by Neblett & Associates Inc. dated July 13, 2005

Findings of Fact:

a) Based on a review by the County Geologist, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, Preliminary Geologic/Geotechnical Study" prepared by Neblett & Associates Inc. dated July 13, 2005.

Findings of Fact:

a) Due to the mass grading of a portion of the site for residential development there will be some changes to the topography and the existing relief features on a portion of the project site. There will be no grading occurring in Cajalco Creek, which will remain as natural 9.7 gross acres natural. The remaining majority of non-residential grading occurs in water quality basins, storm drain facilities and debris basin. Approximately 5.6 acres of open space will be graded for slopes and trails contouring, with the remainder 4.8 acres remaining natural. The grading plan has been designed to utilize contour grading, where possible within some of the open space lots retaining characteristics of the natural landform. Therefore, it is not anticipated that the proposed project will substantially change the topography or ground surface relief features of the project site. Therefore, the impact is considered less than significant.

b) The project has been conditioned to limit graded slopes to a maximum steepness ratio of 2:1 (COA 10. B&S GRADE. 9). The project does propose slopes higher than ten (10) feet in height, however, the County Geologist has reviewed GEO 1989, completed for the proposed project, and has approved its recommendation and findings. The project has also been conditioned to submit geotechnical soils reports in order to obtain a grading permit, to the Building and Safety Department's Grading Division for review and approval. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County (COA 60. BS GRADE. 4). Compliance with these standard conditions will mitigate the potential impact on slopes to less than significant. These conditions are standard conditions of approval and are not considered mitigation for CEQA implementation purposes.

c) No infiltration lines will be disturbed during project grading or construction, since no lines currently exist onsite. Therefore, the proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Preliminary Geologic/Geotechnical Study" prepared by Neblett & Associates Inc. dated July 13, 2005

Findings of Fact:

a) Grading and the loss of topsoil is necessary to create graded lots. In addition, approximately 45 gross acres of the project site will be set aside as Open Space and will be left natural, avoiding the impacts of soil erosion and loss of topsoil. Additional erosion protection may be required during the rainy season from October 1st to May 31st (Condition of Approval 10.BS GRADE.7). Also, the project has been conditioned for all manufactured slopes greater than three (3) feet have been conditioned to require erosion control landscaping (COA 10. BS GRADE. 23). Compliance with these conditions will mitigate the potential impact on soil erosion or the loss of topsoil to less than significant. These are standard conditions of approval and are not considered mitigation for CEQA implementation purposes.

b) Based on the County Geologist and the Geology/Geotechnical study, the expansion potential of the onsite soils is considered very low and no special design provisions relative to expansive soils are needed. Additionally, a geotechnical soils report is conditioned prior to obtaining a grading permit which will review all soils, compaction and inspection reports (COA 60. BS GRADE. 4) which will mitigate the potential impact on soil expansion to less than significant. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA.

c) The proposed project will be connecting to the existing Western Municipal Water District sewer lift station located on the northern portion of the site adjacent to Cajalco Road. There will be no use of septic tanks or alternate waste water disposal systems that would necessitate a review of the soils capability of supporting such uses. Therefore, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Calajco Creek flood plain runs through the northern portion of the project site, however, no development is to occur in the immediate vicinity of the creek. The nearest proposed single family lot is 200 feet away from the floodplain. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering (COA 10.BS GRADE.6) which will mitigate the potential impact from water erosion to less than significant. These are standard conditions and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. Wind Erosion and Blowsand from project either on or off site.				
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Project site lies within a moderate area of wind erosion. The Project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are

considered less than significant. A condition has been placed on the project to control dust created during grading activities (COA 10.BS GRADE.8) which will mitigate the potential impact from wind erosion to less than significant. This is a standard condition and therefore is not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Application materials, Greenhouse Gas Analysis prepared by Urban Crossroads dated December 16, 2011

Findings of Fact:

a) Analysis by Urban Crossroads (December 16, 2011) indicates the project's total annual GHG emissions would be 1,992.38 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is below the threshold of 3,500 MTY CO₂e for industrial projects established by the South Coast Air Quality Management District (SCAQMD). Hence, the project would not result in significant generation of greenhouse gases, either directly or indirectly, and would not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the Riverside County General Plan's land use designation (Rural Community: Low Density Residential) for the site. Hence the project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project would be subject to a variety of measures that would reduce the project's greenhouse gas emissions to below the BAU level. These measures include the following:

- Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.
- Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.
- Conditions of Approval requiring compliance with the following additional GHG-reducing measures.
- Preparation and implementation of a Waste Recycling Program approved by the County Waste Management Department for reduction and recycling of both construction and operational wastes.

- Use of equipment and fixtures that comply with applicable Title 24 energy conservation requirements.
- Project construction activities will conform to all applicable SCAQMD and CARB air quality protection requirements for construction equipment and vehicles.
- Project will comply with all applicable AB 32 / Scoping Plan early implementation measures implemented by the California Air Resources Board (CARB) via the South Coast Air Quality Management District (SCAQMD).

As a result of implementation of, and compliance with, the above measures, the project would further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and the State, AB 32 in particular. These measures ensure the project would not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's affect on the attainment of these plans is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

a) The proposed project proposes residential uses. Therefore, the proposed project is not anticipated to involve the routine transport, use, or disposal of hazardous materials. However, during construction, hazardous materials such oil, diesel fuel, and gasoline may be transported to and used

at the project site. The California State Department of Toxic Substances Control (DTSC) operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. The proposed project is subject to these requirements. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered mitigation for CEQA implementation purposes.

b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Therefore, there is no impact.

d) There are no existing or proposed school sites located within one-quarter mile of the project. Also, the proposed project does not propose the transportation of hazardous materials, therefore, no impact would occur.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.
- b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.
- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
24. Hazardous Fire Area				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located within a high fire area. Based on a review by the Fire Department, the project has adequate access for emergency vehicles and access to sufficient water supply to fight fires. The site allows for secondary access for emergency vehicles. The applicant has also submitted a Fuel Modification Exhibit with the project, outlining varying defensible spaces to fight potential fires and protect residential lots. Zone 1 of the fuel modification exhibit identifies defensible spaces that contain permanently irrigated fire resistant plant material. Zone 2 identifies defensible spaces that require the applicant to reduce vegetation fuel load and dead.

The project has also been conditioned to stamp an Environmental Constraint Sheet (ECS) with a note stating that 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. The ECS must also contain the following:

- A note stating that all gates shall be automatic with a minimum 20-feet in width and must be equipped with a rapid entry system (COA 50. FIRE.1).

- A note stating that 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 plan (COA 50. FIRE. 2).
- A note that water system plans are to be submitted to the Fire Department for review and approval (COA 50. FIRE. 3).

Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant. These are standard conditions and therefore are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which will result in substantial erosion or siltation on- or off-site and will have a less than significant impact in that the Project's grading and drainage design has been developed to maintain the natural discharge patterns as much as practical. The Riverside County Flood Control District considers Cajalco Creek to be an ultimate receiving body with a mapped flood plain and is requiring the Project not to encroach into the flood plain. No improvements are being required for Cajalco Creek except for crossings, drainage facility outlets and identified water quality improvements based upon the Lake Mathews Area Drainage Plan.

The Project naturally drains northerly into Cajalco Creek by way of several natural streambeds within the Project. Developed flows within the Project are intercepted and carried by the proposed storm drain system northerly through the development to Cajalco Creek. This same storm drain system is used to carry on site first flush flows and nuisance flows northerly into the water quality basin before reaching Cajalco Creek.

Conveyance of off-site storm flows tributary to the projects south-easterly boundary are being directed into a storm drain system that carries these flows westerly through the project, without commingling with any on site developed flows. Where these flows enter the project, debris basins are placed within the drainage course to intercept debris laden flows prior to the entering the proposed project storm drain system. Because the proposed project storm drain system alters the natural condition out letting onto the property to the west, a mutually beneficial agreement has executed between the properties owners.

b) The Project will not violate any water quality standards or waste discharge requirements and will have a less than significant impact in that it will be required to mitigate potential impacts through the implementation of a Storm Water Pollution Prevention Plan (SWPPP) to control construction activities and a Water Quality Management Plan (WQMP) to address the post construction and the long term water quality treatment process.

c) Water service will be supplied by the Western Municipal Water District. A will serve letter has been provided with the application materials and the project was transmitted to the Western Municipal Water District for comment. The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is no impact.

d) The residential development that will be constructed on site as a result of the proposed development is not anticipated to significantly impact the creation or contribution of runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

e-f) A 100-year floodplain for Cajalco Creek transverses the northern portion of the project adjacent to Cajalco Road. The proposed project is not proposing any housing located in this flood area as the lots will remain open space. Therefore, the proposed subdivision will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or

other flood hazard delineation map and it will not place structures within a 100-year flood hazard area, which will impede or redirect flood flows. No impact will occur.

g) In accordance with the current requirements of the County of Riverside and the Regional Water Quality Control Board (RWQCB), this preliminary WQMP is being developed for the Boulder Springs Project to ensure that post-construction Water Quality Best Management Practices can and will be implemented as part of this development.

This WQMP provides for treatment of the pollutants of concern, which are generated by residential developments. Based upon the Riverside County Water Quality Management Plan for Urban Runoff, residential developments can be anticipated to generate pollutants, such as sediments, trash and debris, oil and grease, nutrients, pesticides, pathogens and oxygen demanding substances.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
26. Floodplains				
Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.				
NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>		R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) A 100-year floodplain for Cajalco Creek transverses the northern portion of the project adjacent to Cajalco Road. The Riverside County Flood Control District considers Cajalco Creek to be an ultimate receiving body with a mapped flood plain and is requiring the Project not to encroach into the flood plain. No improvements are being required for Cajalco Creek except for crossings, drainage facility outlets and identified water quality improvements based upon the Lake Mathews Area Drainage Plan.

The Project will alter the existing pattern of drainage on the site at a less than significant level and will direct onsite flow into drainage facilities.

b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. There is no specific threshold that would indicate what degree of decrease in impervious surface may be significant or not significant; however, with conditions to limit grading to the areas shown on the tentative map, and with these areas representing a small portion of the map area, the impact is considered less than significant.

c) The Project area is not located within a dam inundation area. Therefore no impact will occur.

d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows in Cajalco Creek. The Project will affect the amount of surface water in the flood control facilities served by this Project due to the expedited flow of water off the site. The project has been designed to reroute these flows on site but at a less than significant level

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project				
27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The Tentative Tract Map proposes a subdivision of 117.7 gross acres into 112 residential lots with a minimum lot size of 20,000 square feet. This subdivision is consistent with the Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) land use designation and the land development trends in the surrounding area.

The Project is implemented by the Low Density Residential and Rural Agricultural, one-half Acre (R-A ½) designations in the Lake Mathews/Woodcrest Community Plan, which permits a minimum lot size of 20,000 square feet. The Project proposes lots sizes ranging from 20,070 to 32,536 square feet, which is consistent with the zoning for the Site. The Project is not located within a city sphere of influence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is currently located in two zones; a small portion of the project's southern boundary is zoned Residential Agricultural-5 Acre Minimum (R-A-5), and the rest of the site is zoned Residential Agricultural-½ Acre Minimum (R-A-½). Change of Zone No. 7796 has been submitted in association with Tract Map No. 30752, to change the following:

- 7.34 acres of R-A-5 to R-A-½ in the southwesterly corner of the project and is proposed for single family lots,
- 26.87 acres of R-A-½ to R-5 in the northern part of the project along Cajalco Road and is proposed to remain undeveloped as open space.
- The remaining 83.47 acres will remain R-A-½ and will have single family lots.

The project is consistent with the new proposed zoning standards. No impacts related to zoning will occur.

b) The site is surrounded by zoning which is similar and compatible the proposed project. The site is surrounded by different variants of the Residential Agricultural zone i.e. R-A-½, R-A-5, and R-A-10. There is also Specific Plan zoning to the north and east of the project. This is the approved H.B. Ranches Specific Plan No. 229. A portion of the project's eastern boundary is directly adjacent to SP229 Planning Area 9 which proposes single family residences on ½ acre lots, which is the same density as the proposed project. The surrounding zoning is consistent and compatible with the proposed project. No impact will occur.

c) The proposed project is surrounded by vacant land and large-lot single-family homes some with agricultural uses. There is an existing single family residential community to the northeast of the project which is also on ½ acres lots, which is the same density as the proposed project. The proposed project is proposing 112 single-family residential lots with a minimum lot size of 20,000 square feet on 117.7 gross acres, which is compatible with existing surrounding uses and with the

future approved Specific Plan No. 229 residential development to the east of the project. No impact will occur.

d) The Tentative Tract Map proposes a subdivision of 117.7 gross acres into 112 residential parcels with a minimum lot size of 20,000 square feet and 9 open space lots. The subdivision is consistent with the existing land use designation of Rural Community: Low Density Residential (RC: LDR) (½ Acre Min), Rural: Rural Residential (R: RR) (5 Acre Minimum), Community Development: Public Facilities (CD: PF). It is also consistent with the land development trends in the area. With the way the proposed project has been designed, no residential development will occur within the PF area of the site. All residential lots has been designed south of Cajalco Creek within the LDR and RR areas. The proposed layout utilizes approximately 6.4 acres of the RR area for approximately 12 residential lots. General Plan Land Use Policy LU11.1 Hillside Development & Slope states "that the use of development clustering is appropriate regardless of land use designation in order to preserve natural slopes. General Plan table LU 4 also includes a policy statement that encourages clustering of lots down to ½ acre in size within residential designations fin order to preserve natural open space. This project is consistent with the requirements of this policy and is therefore consistent with this policy and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project				
29. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The Site is located in an area where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. No abandoned, existing, or proposed quarries or mines are within the immediate Project vicinity and current Riverside County General Plan land uses preclude mining in the area.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact: The Site is not located within an airport land use plan or within two miles of a public airport or public use airport that will expose people residing on the Project site to excessive noise levels; or within the vicinity of a private airstrip, that will expose people residing on the Project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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31. Railroad Noise

NA A B C D

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

Findings of Fact: The Site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

					Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Highway Noise								
NA	<input checked="" type="checkbox"/>	A	<input type="checkbox"/>	B	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials, Noise Study prepared by Urban Crossroads dated July 17, 2012, Department of Environmental Health Industrial Hygienist review

Findings of Fact: The Site is not located adjacent to or near any highways currently, however there are future plans by Riverside County for the conversion of Cajalco Road to Cajalco Expressway. The potential noise impacts created by highways was considered in the Noise Study and accepted by the County's Industrial Hygienist. The project will apply mitigation measures such as requiring; noise barriers, sound attenuate windows dual glazing windows, well fitted windows and door assemblies, sound attenuate exterior walls, well sealed roof/ceiling systems, and the separation distance and elevation change from the freeway to the nearest building face that will reduce noise impacts from the future highway to a less than significant impact.

Mitigation:

1. In accordance with Riverside County Ordinance 847, whenever a construction site is within one-quarter of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of six p.m. and six a.m. during the months of June through September and between the hours of six p.m. and six a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
2. Require that all construction equipment utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
3. Construction truck routes shall, to the extent feasible shall avoid residential areas.
4. Based on the modeling results, a 6-foot high noise barrier along the northern property boundary of the homes along the Rider Road shall be constructed. The 6-foot high wall shall be measured from finished grade and be located on the northern boundary of Lot Nos. 9-13 between the northern boundary and Rider Road. The recommended height is relative to the finished elevation of the building pads. Each segment of the barrier shall be a continuous structure, without gaps for drainage, or gates.
5. All window and door assemblies shall be well-fitted and well weather-stripped. All second-story windows that face Rider Road (i.e., Lot Nos. 9 through 13) shall be sound-rated assemblies with a minimum OITC (Outdoor Indoor Transmission Class) rating of 30.
6. Exterior walls for Lot Nos. 1 and Lots No. 9 through 13 shall be constructed of 7/8" stucco or brick veneer over stucco on the exterior. No other material (such as Hardi-Plank lap siding) shall be permitted. In addition, all joints shall be well fitted and/or caulked to form an airtight seal.

Monitoring: The conditions of approval will be monitored by the Department of Building and Safety Permit Review Process and the Department of Public Health - Industrial Hygiene Division.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the Site that will contribute a significant amount of noise to the Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact: Although the Project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after Project completion, the impacts are not considered significant. All noise generated during Project construction and the operation of the Site must comply with the County's noise standards set for in Riverside County Ordinance 847, which restricts construction (short-term) and operational (long-term) noise levels.

Mitigation:

1. In accordance with Riverside County Ordinance 847, whenever a construction site is within one-quarter of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of six p.m. and six a.m. during the months of June through

September and between the hours of six p.m. and six a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

2. Require that all construction equipment utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
3. Construction truck routes shall, to the extent feasible shall avoid residential areas.
4. Based on the modeling results, a 6-foot high noise barrier along the northern property boundary of the homes along the Rider Road shall be constructed. The 6-foot high wall shall be measured from finished grade and be located on the northern boundary of Lot Nos. 9-13 between the northern boundary and Rider Road. The recommended height is relative to the finished elevation of the building pads. Each segment of the barrier shall be a continuous structure, without gaps for drainage, or gates.
5. All window and door assemblies shall be well-fitted and well weather-stripped. All second-story windows that face Rider Road (i.e., Lot Nos. 9 through 13) shall be sound-rated assemblies with a minimum OITC (Outdoor Indoor Transmission Class) rating of 30.
6. Exterior walls for Lot Nos. 1 and Lots No. 9 through 13 shall be constructed of 7/8" stucco or brick veneer over stucco on the exterior. No other material (such as Hardi-Plank lap siding) shall be permitted. In addition, all joints shall be well fitted and/or caulked to form an airtight seal.

Monitoring: The conditions of approval will be monitored by the Department of Building and Safety Permit Review Process and the Department of Public Health - Industrial Hygiene Division.

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

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

Findings of Fact:

- a) The project will not necessitate the construction or replacement of housing elsewhere. No displacement of existing housing will occur.
- b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- c) The project will not displace any people.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) Development of the proposed project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The Project area is serviced by the Riverside County Fire Department. Any significant affects will be mitigated by the payment of standard fees to the County of Riverside. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to fire services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The Site is serviced by the Riverside County Sheriff's Department. The Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Site. The Project will not physically alter existing facilities or result in the construction of new facilities. The Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to sheriff services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan and Val Verde Unified School District correspondence, GIS database

Findings of Fact: The Project will not physically alter existing facilities or result in the construction of new facilities. The Project is located within the Val Verde Unified School District. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: Library services for existing residences on the Project site are provided by the Riverside County Public Library System. The Riverside County Public Library System requires development fees. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to library services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The use of the proposed 10B.1-acre parcel will not cause an impact on health services. The Site is located within the service parameters of County health centers. The Project will not physically alter existing facilities or result in the construction of new facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to health services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

41. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact: Based on the Project's size, parkland fees will be paid instead of dedicating land for park purposes. As a result, the Project is in compliance with the County's local park code regulations and no significant impacts are anticipated.

Mitigation: The proposed subdivision map is subject to the payment of Quimby Fees for the Community Service Area #146.

Monitoring: The conditions of approval related to Park fees will be monitored through the Department of Building and Safety Land Use Division plan check process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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42. Recreational Trails

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

Findings of Fact: No County designated trails are proposed on the Site. However, an internal paseo system is proposed within this Project. The paseo shall be shown on all grading plans and shall be included on the final site development plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and

mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Traffic Impact Analysis prepared by Kunzman Associates, Inc. on December 12, 2011

Findings of Fact:

a) The proposed 112 single family residential homes will generate approximately 1,072 daily vehicle trips (84 of which occurring during morning peak hour and 113 occur during evening peak hour) according to the traffic study prepared by Kunzman Associates. The study identifies areas of significant traffic impact at the following intersections: Wood Road (NS) at Cajalco Road (EW), and Carpinus Drive (NS) at Cajalco Road (EW). The County has established, as a Countywide target, a Level of Service C on all County maintained roads and conventional State highways, except that a Level of Service D could be allowed in urban areas only at intersections of any combination of Major Streets, Arterials, Expressways, or conventional State Highways within one mile of a freeway interchange and also at freeway ramp intersections. These intersections currently operate at an acceptable Level of Service. The traffic study identifies that without any improvements, the project would cause these intersections to operate at unacceptable Levels of Service during peak hours. The project has been conditioned by the Transportation Department to follow the recommended improvements within the traffic report. With these improvements the Level of Service at the intersection becomes acceptable. Therefore, traffic impacts are considered to be less than significant.

b) The project will not conflict with an applicable congestion management program.

c) The proposed project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact

d) The proposed project will not change or alter waterborne, rail, or air traffic. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) The proposed project will cause a need for new or altered maintenance of roads. The project has been conditioned to construct a secondary access road to the nearest road maintained for public use. Said access road shall be the easterly extension of Rider Road connecting to the existing Rider Road. The second access to the site will be gained through the easterly extension of Rider Road to the existing Cajalco Road via Starglow Drive. The road shall be constructed with 24-feet of aggregate base on a 32 foot graded section within a 60 foot full-width dedicated right-of-way (COA 50. TRANS. 13). The project has been conditioned to improve all interior streets with 36-foot full-width AC pavement within the 56-foot full-width dedicated right of way and will serve as residential roads. Therefore, the impact is considered less than significant with mitigation incorporated.

g) During project construction, roadway segments and intersections may be temporarily affected and temporary construction detours may be necessary. However, the effect to circulation is not anticipated to be substantial. Therefore, the impact is considered less than significant.

h) The proposed project is not anticipated to result in inadequate emergency access or access to nearby uses. The project has been conditioned to make road improvements which will allow for access to the site. The project will have two points of access from existing paved roads via Rider Road connecting to existing Rider Road, and Rider Road connecting to Cajalco Road via Starglow Drive. These two points of access will allow uninterrupted access for emergency vehicles to access the site. Therefore, the impact is considered less than significant.

i) The proposed project will not conflict with adopted policies supporting alternative transportation. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The Lake Matthews Woodcrest Area Plan identifies a 14-foot Community Trail along Rider Road. The applicant has incorporated this community trail within a trail easement in the proposed right-of-way of Rider Road. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

	Mitigation Incorporated		Impact	
UTILITY AND SERVICE SYSTEMS Would the project				
45. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The Project will be served by the Western Municipal Water District (WMWD) with existing water facilities pursuant to the arrangement of financial agreements. The Project will not physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of the Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to utility services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The Site is located within the Western Municipal Water District (WMWD) sewer services area. The Project will not physically alter existing facilities or result in the construction of new or-physically altered facilities. This Project will be conditioned to comply with County Ordinance No. 659 which will mitigate the potential impacts to sewer services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence, Riverside County Waste Management Department review

Findings of Fact: The Project will not substantially alter existing or future solid waste generation patterns and disposal services. A review was completed by the Riverside County Waste Management Department on March 7, 20013, in which recommendations were made to reduce the project's potential solid waste impacts. These are standard conditions of approval and pursuant to CEQA are not considered mitigation. The Project will be consistent with the County Integrated Waste Management Plan.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: Letters to the applicable servicing entities did not elicit any responses indicating that the Project will require substantial new facilities or expand facilities.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
49. Energy Conservation				
a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. There is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
OTHER				
50. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: As noted in more detail in Section 7 above. Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

Title:

Greenhouse Gas Analysis prepared by Urban Crossroads dated December 16, 2011

Project Air Quality Assessment Report prepared by PCR Services Corporation, 2006.

Phase I ESA Report Prepared by David J. Tanner & Associates, Inc., 2006

General Biological Assessment prepared by EARSi dated July 12, 2006.

Records Search and Survey Report prepared by L & L Environmental Inc. dated October 28, 2004.

Geological/Geotechnical Study prepared by Neblett & Associates Inc., 2006.

U.S.D.A. Soil Conservation Service Soil Surveys

Noise Assessment Technical Report prepared by PCR Services Corporation 2006.

Project Traffic Impact Analysis prepared by Kunzman Associates, dated August 23, 2005

Multiple Species Habitat Conservation Plan (Volume 1, Section 6.1.4).

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VI. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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TRACT MAP Tract #: TR30752

Parcel: 321-140-032

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP - TENT. TRACT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule B subdivision of 117.7 gross acres into 112 single family residential lots with a minimum lot size of 20,000 square feet and 9 open space lots. The tentative map proposes to cluster residential lots in order to preserve open space, natural resources and biologically sensitive resources and will result in a lower total number of residential lots than than that allowed uner the Site's General Plan designation.

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY 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; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is

TENTATIVE MAP Tract #: TR30752

Parcel: 321-140-032

10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.) RECOMMND

ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 30752 shall be henceforth defined as follows:

TENTATIVE MAP =

- Tentative Tract Map No. 30752, Amended No. 7, dated 3/11/13
- Exhibit GP (general plan), dated 3/11/13
- Exhibit S (slope analysis), dated 3/11/13
- Exhibit P (park amenities), dated 3/11/13
- Exhibit T (trails), dated 3/11/13
- Exhibit F (fuel mod.), dated 3/11/13
- Exhibit M (maintenance), dated 3/11/13

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic

TRACT MAP Tract #: TR30752

Parcel: 321-140-032

10. GENERAL CONDITIONS

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS (cont.) RECOMMND

yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the

PROJECT MAP Tract #: TR30752

Parcel: 321-140-032

10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY RECOMMND

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

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 22 MAP - NO GRDG & SUBDIVIDING RECOMMND

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

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with

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10. GENERAL CONDITIONS

10.EPD. 1

- UWIG COMPLIANCE (cont.)

RECOMMND

following guidelines/measures must be incorporated into the final project design.

* Drainage

Proposed development in proximity to the MSHCP Conservation Area shall incorporate measures, including those required through the National Pollutant Discharge Elimination System (NPDES) permit program, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct exposure to night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on the MSHCP Conservation Area resources pursuant to applicable rules,

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG COMPLIANCE (cont.) (cont.)

RECOMMND

regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for development that is proposed adjacent to the MSHCP Conservation Area, permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

TABLE 6-2

PLANTS THAT SHOULD BE AVOIDED

ADJACENT TO THE MSHCP CONSERVATION AREA

BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia
Achillea millefolium-var. millefolium common yarrow
Ailanthus altissima-tree of heaven
Aptenia cordifolia-red apple
Arctotheca calendula-cape weed
Arctotis spp. (all species & hybrids)-African daisy
Arundo donax-giant reed or arundo grass
Asphodelus fistulosus-asphodel
Atriplex glauca-white saltbush
Atriplex semibaccata-Australian saltbush
Carex spp. (all species*)-sedge
Carpobrotus chilensis-ice plant
Carpobrotus edulis-sea fig
Centranthus ruber -red valerian
Chrysanthemum coronarium-annual chrysanthemum
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass
Cortaderia dioica [syn. C. sellowana]-pampas grass
Cotoneaster spp. (all species)-cotoneaster
Cynodon dactylon-(incl. hybrids varieties) Bermuda grass

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10. GENERAL CONDITIONS

10.EPD. 1

- UWIG COMPLIANCE (cont.) (cont.) (cont.)

RECOMMND

Cyperus spp. (all species*)-nutsedge, umbrella plant
Cytisus spp. (all species)-broom
Delosperma 'Alba' -white trailing ice plant
Dimorphotheca spp. (all species)-African daisy, Cape
marigold
Drosanthemum floribundum-rosea ice plant
Drosanthemum hispidum-purple ice plant
Eichhornia crassipes-water hyacinth
Elaeagnus angustifolia-Russian olive
Eucalyptus spp. (all species)-eucalyptus or gum tree
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower
Festuca arundinacea-tall fescue
Festuca rubra-creeping red fescue
Foeniculum vulgare-sweet fennel
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash
Gaura (spp.) (all species)-gaura
Gazania spp. (all species & hybrids)-gazania
Genista spp. (all species)-broom
Hedera canariensis-Algerian ivy
Hedera helix-English ivy
Hypericum spp. (all species)-St. John's Wort
Ipomoea acuminata-Mexican morning glory
Lampranthus spectabilis-trailing ice plant
Lantana camara-common garden lantana
Lantana montevidensis [syn. L. sellowiana]-lantana
Limonium perezii -sea lavender
Linaria bipartita-toadflax
Lolium multiflorum-Italian ryegrass
Lolium perenne -perennial ryegrass
Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle
Lotus corniculatus-birdsfoot trefoil
Lupinus arboreus-yellow bush lupine
Lupinus texanus-Texas blue bonnets
Malephora crocea-ice plant
Malephora luteola -ice plant
Mesembryanthemum nodiflorum-little ice plant
Myoporum laetum-myoporum
Myoporum pacificum-shiny myoproum
Myoporum parvifolium-(incl. 'Prostratum') ground cover
myoporum
Oenothera berlandieri-Mexican evening primrose
Olea europea-European olive tree
Opuntia ficus-indica-Indian fig
Osteospermum spp. (all species)-trailing African daisy,
African daisy,
Oxalis pes-caprae-Bermuda buttercup

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG COMPLIANCE (cont.) (cont.) (cont.) (coRECOMMND

Parkinsonia aculeate-Mexican palo verde
Pennisetum clandestinum-Kikuyu grass
Pennisetum setaceum-fountain grass
Phoenix canariensis-Canary Island date palm
Phoenix dactylifera-date palm
Plumbago auriculata-cape plumbago
Polygonum spp. (all species)-knotweed
Populus nigra 'italica-' Lombardy poplar
Prosopis spp. (all species*)-mesquite
Ricinus communis-castorbean
Robinia pseudoacacia-black locust
Rubus procerus-Himalayan blackberry
Sapium sebiferum-Chinese tallow tree
Saponaria officinalis-bouncing bet, soapwort
Schinus molle-Peruvian pepper tree, California pepper
Schinus terebinthifolius-Brazilian pepper tree
Spartium junceum-Spanish broom
Tamarix spp. (all species)-tamarisk, salt cedar
Trifolium fragiferum-strawberry clover
Tropaeolum majus-garden nasturtium
Ulex europaeus-prickly broom
Vinca major-periwinkle
Yucca gloriosa -Spanish dagger

An asterisk (*) indicates some native species of the genera exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego-Department of Agriculture.

* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

* Grading/Land Development

Manufactured slopes associated with proposed site

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG COMPLIANCE (cont.) (cont.) (cont.) (coRECOMMND

development shall not extend into the MSHCP Conservation Area.

10.EPD. 2 - GENERAL BIO MITIGATION RECOMMND

Mitigation: The following Mitigation Measures, when applied, would reduce potentially significant impacts to Biologic Resources resulting from Project implementation to a level of Less than Significant.

MM BIO-1 - The Applicant will comply with all requirements of the Western Riverside County Multiple Species Habitat Conservation Plan.

MM BIO-2 - The Applicant will preserve 9.5 acres of open space including the riparian corridor along Cajalco Creek and the adjacent upland habitat.

MM BIO-3 - The Applicant will construct a water quality basin south of Cajalco Creek as specified in the Mitigation Plan prepared for the Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife as part of the Waste Discharge Requirements and 1600 Certification.

MM BIO-4 - The Applicant will create 1.014 acres of riparian habitat north of the proposed second water quality basin within the non-native vegetation and monitor this area until the success criteria have been achieved.

MM BIO-5 - If work on the site begins during February through August, the Applicant will undertake preconstruction surveys for nesting special status avian species observed at the site during the 30-day period prior to construction. If nesting special status avian species are found on the site during these surveys or during construction initiated during February through August, the Applicant will establish a 500-foot buffer around the nest(s) and no construction activity will occur within the buffer zone until a qualified ornithologist has determined that the young have fledged. If special status avian species choose to nest in an area within 500 feet of active construction initiated during September through January, the Applicant shall only be required to provide a 200-foot buffer between construction activities and the nest(s).

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10. GENERAL CONDITIONS

10.EPD. 2 - GENERAL BIO MITIGATION (cont.)

RECOMMND

MM BIO-6 - The Applicant will complete preconstruction burrowing owl surveys to ensure that this species is absent prior to construction activities.

MM BIO-7 - The Applicant will adhere to standard BMPs for water quality and California Department of Fish and Wildlife habitat protection during construction activities.

Monitoring: During the application process for wetland permits with the Army Corps of Engineers, California Department of Fish and Wildlife (CDFW), and the Regional Water Quality Control Board (RWQCB), specific terms for mitigation will be developed. As part of this process, when the final mitigation requirements are set, a Habitat Creation/Restoration Plan will be developed. This will include specific requirements for mitigation monitoring. A similar process will be required to fulfill all requirements for the MSHCP. Again, monitoring requirements will be here established. No construction permits will be issued until this process has been completed.

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 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.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Tract 30752 is a proposal to divide an approximate 117-acre site into approximately 112 residential lots along with several open spaces, debris basins and a water quality basin. The site is located in the Lake Mathews area, southwest of Cajalco and Wood Road.

The 100-year floodplain for Cajalco Creek traverses a portion of the large open space lots, 120 and 121, adjacent to Cajalco Road. All improvements are proposed outside of the floodplain. In addition to Cajalco Creek flows, the site has a tributary drainage area of approximately 515 acres from the hills to the south, east and southwest which traverses the project at various locations. In this area, high debris production can be expected causing the buildup of deposits.

A debris basin, interceptor drains, ditches and storm drain systems are proposed to protect the site from offsite flows. The description of these facilities is identified on the exhibit map, amendment No. 7, dated March 11, 2013. It should be noted that the project proposes to separate portions of the offsite and onsite flows while other areas from offsite hills are allowed to comingle. A 20 acre area south of TR 31608 comingles with TR 30752.

A Debris Inlet is proposed at the east portion of the site in Lot 113 which would collect offsite flows from a small watercourse with a tributary drainage area of approximately 20-acres. The inlet and drainage system will be designed for bulked flows and maintained by the Transportation Department.

A Debris Basin in Lot 115 and the Debris Inlet in Lot 116, in conjunction with interceptor drains and storm drains systems, are proposed to protect the southern portion of the site from offsite flows and ultimately outlet to adjacent properties to the west and perpetuate the natural drainage patters. The Debris Basin (Lot 115) collects offsite flows from a large watercourse with a tributary drainage area of approximately 421-acres. Basin layout and size appears to be adequate. The Basin is proposed to be maintained by Flood Control. The Debris Inlet (Lot 116) collects offsite, debris-laden flows from a small watercourse with a tributary drainage area of approximately

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

29-acres. The inlet (Lot 116) is proposed to be maintained by the Transportation Department. The inlet (Lott 116) is designed to remove some debris and sediment, but the majority of the flow is bulked and continues downstream into a 72" RCP along "A" and "C" Streets.

Additionally, interceptor drains along Lots 105 through 112 and 90 through 100, convey debris-laden, tributary, offsite flows and connect into the 72" RCP in "C" Street. The interceptor drains are proposed to be maintained by the Homeowners Association. The system ultimately outlets to adjacent properties, located along the western boundary. Downstream of this location, the flows split to the west and to the east. During the final design, a hydraulic analysis will need to be performed to analyze the amount of flow split into each direction. The eastern portion of the split is collected within a channel located within open space lot 117 and ultimately drains into Cajalco Creek. The 72" outlet structure and the channel are proposed to be maintained by Flood Control. During the final design, a catchment facility will be required at the head-works of this channel to provide an area for debris settlement, removal, and access. Letter(s) of permission from the affected property owner(s) for the construction of improvements and release of these concentrated flows onto their property(s) and access to the ditches have been supplied in the form of a Temporary Non-Exclusive Easement Agreement.

Another small offsite area, approximately 18 acres, drains westerly near Lots 1 through 9 of the tract's easterly boundary. Interceptor drains with access roads are proposed within a drainage easement outside of the tract boundary. These drains are proposed to be maintained by the Homeowners Association. Additionally, a separate storm drain system is proposed easterly along Rider Street and southerly to pick these flows at the existing stream concentration point. The system will ultimately be located within Tract Map 31608 street right of way and during the interim, will be within a drainage/access easement with the larger pipe maintained by Flood Control and the smaller pipe and inlet, maintained by the Homeowners Association (HOA). These systems are debris laden and will need to be designed with bulked flow rates.

Overall, it appears that the drainage facilities proposed

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

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

RECOMMND

along the perimeter of the project provide protection from offsite flows. The facilities are to be maintained by the HOA, Flood Control and/or the Transportation Department. Inlets shall be analyzed assuming a 50% clogging factor.

The development of this project adversely impacts water quality. A preliminary WQMP has been submitted and meets the minimal requirements for LID infiltration. To mitigate for the impacts, the development proposes an infiltration-type water quality basin at the northwest portion of the site (Lot 119). The basin (including slopes) is located outside of the floodplain. The basin embankment is no more than 6 feet in height with side slopes no steeper than 4:1. All onsite flows and a small portion of the offsite flows drain to the basin. The basin has an adequate footprint required for infiltration and an adequate volume for HCOC mitigation. The basin is proposed to be maintained by the HOA. The final design of this tract shall implement LID Principles as an effort to reduce the size of the BMP.

This site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3,815 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 2

MAP FEMA PANEL NO

RECOMMND

TR 30752 is within the 100 year Zone A flood plain limits as delineated on Panel No. 06065C1405G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

10.FLOOD RI. 4

MAP OBTAIN CLOMR

RECOMMND

This site is impacted by a FEMA (Federal Emergency Mangement Agency) mapped floodplain. Any encroachment into

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 MAP OBTAIN CLOMR (cont.) RECOMMND

or other modification of this floodplain will require the applicant to process a Conditional Letter of Map Revision (CLOMR). This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis. An additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

10.FLOOD RI. 5 MAP 10 YR CURB - 100 YR ROW RECOMMND

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

10.FLOOD RI. 6 MAP 100 YR SUMP OUTLET RECOMMND

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

10.FLOOD RI. 7 MAP PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 11 MAP MAJOR FACILITIES RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 16

MAP WATERS OF THE US (NO FEMA)

RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 17

MAP INTERCEPTOR DRAIN CRITERIA

RECOMMND

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

10.FLOOD RI. 18

MAP WQMP ESTABL MAINT ENTITY

RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 19

MAP SUBMIT FINAL WQMP>PRELIM

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 19 MAP SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

may require additional water quality measures.

10.FLOOD RI. 21 MAP BMP MAINTENANCE & INSPECT RECOMMND

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

10.PLANNING. 2 GEN - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE, The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, 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 meet with the property owner and the County Archaeologist 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 a meeting between appropriate representatives from that group and the County Archaeologist.

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10. GENERAL CONDITIONS

10.PLANNING. 3

GEN - INADVERTENT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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**, and the County Archaeologist to discuss the significance of the find.

2. The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3. At the meeting, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4. Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* 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.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

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10.PLANNING. 4 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 5 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 7 MAP - TRAIL MAINTENANCE RECOMMND

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 the Home Owners Association.

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

No offsite subdivision signs advertising this land subdivision/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. 12 MAP - ORD NO. 659 (DIF) RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE

RECOMMND

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

The fee shall be paid for each residential unit to be constructed within this land division.

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

10.PLANNING. 14 MAP - REQUIRED MINOR PLANS

RECOMMND

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

1. Final Site Development Plan for each phase of

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - REQUIRED MINOR PLANS (cont.)

RECOMMND

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 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. 19 MAP - GEO01989

RECOMMND

County Geologic Report (GEO) No. 1989 was submitted for this project (TR30752) and consists of the following documents:

Neblett and Associates, Inc., March 14, 2007, "Second Update to Preliminary Geologic/Geotechnical Study, Daily Ranch, Tentative Tract No. 30752, Mead Valley Area, Riverside County, California"

Neblett and Associates, Inc., December 17, 2004, "Preliminary Report on Hard Rock Mitigation, Handling and Grading Impacts, Boulder Springs North, Tentative Tracts 31243, 31244 & 31245, Mead Valley Area, Riverside County, CA"

Neblett and Associates, Inc., September 21, 2004, "Preliminary Geologic/Geotechnical Study, Daily Ranch,

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10.PLANNING. 19

MAP - GEO01989 (cont.)

RECOMMEND

Tentative Tract No. 30752, Mead Valley Area, Riverside County, CA"

Advanced Geotechnical Solutions, Inc., December 22, 2011, "Updated Tentative Tract Map No. 30752 Plan Review Comments Related to Second Update to Preliminary Geologic/Geotechnical Study, Daily Ranch, Tentative Tract Map No. 30752, Mead Valley Area, Riverside County, California"

Advanced Geotechnical Solutions, Inc. is the geologic/geotechnical consultant of record for this project (TR30752).

These documents are herein incorporated as a part of GEO01989.

GEO01989 concluded:

- 1.Holocene faults are not present on the site.
- 2.Surface rupture by fault displacement is considered unlikely.
- 3.The potential for liquefaction varies across the site. Liquefaction in some areas is a potential impact.
- 4.Landslides do not exist on or adjacent to the subject site.
- 5.The proposed cut and fill slopes appear to meet the code required minimum safety factors.
- 6.The risk of seismically induced tsunami and seiche to the site is considered extremely low.
- 7.Blasting will likely be required to construct some of the proposed cut slopes and/or to reach planned cut elevation grades.
- 8.Oversized rock is expected to be generated during site grading.

GEO01989 recommended:

- 1.Removing the majority of the potentially liquefiable

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - GEO01989 (cont.) (cont.)

RECOMMND

soils and a minimum of 10 feet of the upper soils and replacing with compacted fill is expected to mitigate the potential for differential settlement and surface manifestations due to liquefaction. Upon completion of remedial grading, the potential for lateral spreading and flow failure is considered low.

2.All organics, vegetation, surface trash, debris or other deleterious materials should be exported from the site and disposed of in an approved facility.

3.In-grading observations of cut and fill slopes to confirm slope design and any necessary remedial grading or slope configurations.

GEO01989 satisfies the requirement for a Geotechnical study for Planning /CEQA purposes. GEO01989 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared for this site relative to the liquefaction potential, oversized rock, and blasting requirements as described elsewhere in this conditions set.

10.PLANNING. 20 MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:
1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
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

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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. 21 MAP - BLASTING RECOMMND

Blasting impacts associated with the construction of TR30752 was assessed and documented in "Review of Potential Blasting Impacts for the TR30752, Daily Ranch" prepared by Rockne Construction September 6, 2012.

This report concluded:

1.Approximately 31,000 cubic yards out of the required 800,000 cubic yards of excavation are at deeper depths in areas where harder materials may be encountered.

2.At normal production rates for a project this size, the grading operation may take four months, with the need for blasting occurring on 2 or 3 days as needed. As such, any potential blasting impacts would not be considered significant impacts within the grading of the project.

This report recommended:

1.During grading operations when harder materials are encountered and it is determined that conventional methods of excavation are inadequate to excavate to the design depths, a blasting contractor will be hired.

2.Blasting media (typically ANFO), drilling methods, and the number and depths of holes will be determined by the blasting contractor at the time the need for blasting is determined and a blast and safety plan will be prepared detailing the operation per industry standards.

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10. GENERAL CONDITIONS

10.PLANNING. 21 MAP - BLASTING (cont.)

RECOMMND

3.Blasting will be done with small charges targeting specific excavation zones, minimizing any over blasting and not being deep penetrating that could cause concerns as related to slope stability or hydrologic characteristics of the remaining undisturbed rock formation.

This Rockne report satisfies the requirement for a blasting impacts analysis for this project (TR30752). This report is hereby approved for TR30752. The recommendations for blasting plans and minimizing impacts shall be employed during site grading. Blasting operations shall be coordinated and permitted, as appropriate, by the County Sherriff's Department.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility 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. 2 MAP - COUNTY WEB SITE

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 3

MAP - DRAINAGE 1

RECOMMND

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

10.TRANS. 4

MAP - DRAINAGE 2

RECOMMND

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

10.TRANS. 5

MAP - OFF-SITE PHASE

RECOMMND

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

10.TRANS. 6

MAP-CREDIT/REIMBURSEMENT 4 IMP

RECOMMND

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:

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

http://www.rctlma.org/trans/rbbd_contractbidding.html.

10.TRANS. 7 MAP- TUMF CREDIT AGREEMENT RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING RECOMMND

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.

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40. PRIOR TO PHASING (UNITIZATION)

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

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 RECOMMND

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.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - ECS REQUIREMENTS RECOMMND

The constrained areas will conform to the areas mapped as "120 O.S.," "121 O.S.," and "MITIGATION AREA (0.93 AC HABITAT CREATION) R.C.R.C.D. MAINTAINED" on the exhibit labeled TR30752, AMD. #7 and dated 3/28/12. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet (ECS) to the satisfaction of the Riverside County Planning Department, Environmental Programs Division.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

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50. PRIOR TO MAP RECORDATION

50.EPD. 1 MAP - ECS REQUIREMENTS (cont.)

RECOMMND

"No disturbances may occur within the boundaries of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

FIRE DEPARTMENT

50.FIRE. 2 MAP-#004-ECS-FUEL MODIFICATION

RECOMMND

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 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'. 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. 3 MAP-#46-WATER PLANS

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#46-WATER PLANS (cont.) RECOMMND

Department for signature.

50.FIRE. 4 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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. 3 MAP SUBMIT PLANS RECOMMND

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. 4 MAP ONSITE EASE ON FINAL MAP RECOMMND

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. 5 MAP OFFSITE EASE OR REDESIGN RECOMMND

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

50.FLOOD RI. 6 MAP WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6 MAP WRITTEN PERM FOR GRADING (cont.) RECOMMND

A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 8 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any 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. 9 MAP ADP FEES RECOMMND

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:

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 9 MAP ADP FEES (cont.)

RECOMMND

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Lake Mathews 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 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. 10 MAP SUBMIT FINAL WQMP

RECOMMND

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

50.FLOOD RI. 11 MAP BMP MAINTENANCE & INSPECT

RECOMMND

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.

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL EASEMENT

RECOMMND

Prior to, or in conjunction with the recordation of the final map, the applicant shall offer a 14' wide Community Trail easement along the south side of Rider Road, located outside the street right-of-way, for dedication to the Riverside County Regional Park and Open-Space District for trails purposes. Said easements will be offered on behalf

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50. PRIOR TO MAP RECORDATION

50.PARKS. 1 MAP - TRAIL EASEMENT (cont.) RECOMMND

of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system. The Home Owners Association will be responsible for trail maintenance.

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

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 residential lots on the FINAL MAP shall have a minimum lot size of 20,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-1/2 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

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50. PRIOR TO MAP RECORDATION

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

F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7796 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

50.PLANNING. 10 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a fourteen foot (14') wide community trail located along Rider 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 Home Owners Association.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

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. 14 MAP - ECS NOTE ARCHAEOLOGICAL RECOMMND

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

"County Archaeological Report No. PD-A-3408R1 was prepared for this property on 4/23/08 by PCR Services Corp. and is on file at the County of Riverside Planning Department. The property is not subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 15 MAP - ECS NOTE BIOLOGICAL RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 15 MAP - ECS NOTE BIOLOGICAL (cont.) RECOMMND

"County Biological Report No. PD-B-05796 was prepared for this property on 8/11/11 by Cadre and is on file at the County of Riverside Planning Department. Biological resources requiring protection include, but are not limited to those specified in condition of approval 10.EPD.01. The property is subject to biological resources restrictions based on the results of the report."

50.PLANNING. 16 MAP - ECS NOTE PALEONTOLOGIC RECOMMND

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

"The northern portion of this site is mapped as having a high potential for encountering paleontological resources. Hence, prior to issuance of grading permits, a Paleontological Impact Mitigation Program (PRIMP) shall be submitted to the County Geologist for review and approval."

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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. 20 MAP - ECS NOTE LIQUEFACTION RECOMMND

The following note shall be placed on the ECS as follows:

"This site, as delineated on this ECS and as indicated in County Geologic Report (GEO) No. 1989, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 21 MAP - ECS NOTE BLASTING RECOMMND

The following note shall be placed on the ECS as follows:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 21 MAP - ECS NOTE BLASTING (cont.) RECOMMND

"This site, as delineated on this ECS and as indicated in County Geologic Report (GEO) No. 1989, 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 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. 22 MAP - ECS NOTE OVERSIZED ROCK RECOMMND

The following note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS and as indicated in County Geologic Report (GEO) No. 1989, may produce significant amounts of oversized rock as a result of site grading. Appropriate disposal of this material and/or incorporation of this material in the site fills and/or other construction phases of the project must be assessed by the project engineering geologist, project geotechnical engineer and project civil engineer during site design and construction."

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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. 38 MAP - LC LANDSCAPE COMMON AREA RECOMMND

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

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:
1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 38 MAP - LC LANDSCAPE COMMON AREA (cont.) RECOMMND

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 M.

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. 39 MAP - CC&R RES POA COM. AREA RECOMMND

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 39

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

RECOMMND

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

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

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

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

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

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 39 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

This condition shall be signed off as met at such time as County Counsel has completed their review and returned the documents to the Planning Department.

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersection(s) of:

Carpinus Drive (Starglow Drive) (NS) at: Cajalco Road (EW)
With no fee credit eligibility

Traffic signal interconnect shall be provided as approved by the Transportation Department.

50.TRANS. 2 MAP - TS/GEOMETRICS RECOMMND

The intersection of Carpinus Drive/Starglow Drive (NS) and Cajalco Road (EW) shall be improved to provide the following geometrics:

- Northbound: One left-turn lane and one shared through/right-turn lane
- Southbound: N/A

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - TS/GEOMETRICS (cont.) RECOMMND

Eastbound: One left-turn lane, one through lane, and one right-turn lane

Westbound: One left-turn lane and one through lane

The intersection of Rider Road (EW) and Carpinus Drive/Starglow Drive (NS) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One left-turn lane and one right-turn lane

Eastbound: One left-turn lane and one through lane

Westbound: One left-turn lane and one through lane

or as approved by the Transportation Department.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

50.TRANS. 3 MAP - OFF-SITE INFO RECOMMND

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. 4 MAP - EASEMENT/SUR RECOMMND

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. 5 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Cajalco Road and so noted on the final map.

50.TRANS. 6 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR31608.

50.TRANS. 7 MAP - STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - STRIPING PLAN (cont.) RECOMMND

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 RECOMMND

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 - SOILS 2 RECOMMND

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

50.TRANS. 11 MAP - ASSESSMENT DIST 1 RECOMMND

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

50.TRANS. 12 MAP- CORNER CUT-BACK I/SUR RECOMMND

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. 13 MAP - OFF-SITE ACCESS 2 RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - OFF-SITE ACCESS 2 (cont.)

RECOMMND

Said off-site access road shall be the easterly extension of Rider Road to Starglow Drive to Cajalco Road.

Said off-site access road shall be the easterly extension of secondary access road to Barton Street as shown on the approved tentative map.

50.TRANS. 14 MAP - LIGHTING PLAN

RECOMMND

A separate streetlight plan is required for this project. Design and installation of streetlights shall meet the Dark Sky criteria. Streetlights shall be installed at street intersections and at cul-de-sacs. There shall be NO change in the design and location of streetlights relative to the general circulation elements adjacent to the project in question.

Application of Dark Sky criteria is at the request of the Planning Commission 06/19/2013.

50.TRANS. 15 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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 applicaton 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 along within 21' parkway on Cajalco Road.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

For street lighting, the project proponent shall contact

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

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. 16

MAP - DEDICATION

RECOMMND

Rider Road is designated COLLECTOR and shall be improved with 44 feet full-width AC pavement and 6" concrete curb and gutter within the 74 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/74')

NOTE: A modified 6' sidewalk shall be constructed adjacent to curb line within the 15' parkway.

All interior streets (A, B, C, D, E, F, G, and H Street) are designated LOCAL streets and shall be improved with 36' AC pavement, (18' on project side and 18' on opposite side), 6" concrete curb and gutter, and 5' sidewalk adjacent to the right-of-way line within a 56' dedicated right-of-way (28' on project side and 28' on opposite side) in accordance with County Standard No. 105, Section A (Modified)

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway on one side of the street. The other side may be improved with DG. (Modified)

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - EXISTING MAINTAINED RECOMMND

Cajalco Road along project boundary is a paved County maintained road designated EXPRESSWAY and shall be improved with 8" concrete curb and gutter, asphalt concrete located 46 feet from centerline, and match up asphalt concrete paving: reconstruction; or resurfacing of existing paving as determined by the Transportation Department in the 67 foot half-width dedicated right-of-way in accordance with County Standard No. 81.

50.TRANS. 18 MAP-DEDICATIONS/ACCEPTANCE/SUR RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

50.TRANS. 19 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 20 MAP - IMP PLANS RECOMMND

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 limit of construction 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: 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. 21 MAP - TUMF CREDIT AGREEMENT RECOMMND

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.

50.TRANS. 22 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 23 MAP - UTILITY PLAN RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.)

RECOMMND

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) 341-5455.

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.

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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 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 may be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

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. 5 MAP - SLOPE STABIL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water 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.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

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 - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

- 120 OS GRADING PLAN CHCK

RECOMMND

The lots mapped as "120 O.S." and "121 O.S." on the exhibit labeled TR30752, AMD. #7 and dated 3/28/12, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Conservation)" on the Grading Plan to the satisfaction of the Riverside County Planning Department, Environmental Programs Division.

60.EPD. 3

- BIOLOGICAL MONITOR

RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The permittee must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 4

- TEMP FENCING

RECOMMND

The area mapped as "120 O.S." on the exhibit labeled TR30752, AMD. #7 and dated 3/28/12, will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in section 6.1.2 of the MSHCP. The only Riparian/Riverine areas that will not be fenced are those for which impacts have been proposed and accounted for in the document entitled "Dailey Ranch Addendum to MSHCP Consistency and Determination of Biologically Equivalent or Superior Preservation (DBESP) Prepared by PCR Services Corporation (May 13th 2008)" and dated March 20, 2012. The document

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 - TEMP FENCING (cont.)

RECOMMND

must be prepared by a biologist who has an MOU with the County of Riverside. In addition, the Riverside County Planning Department, Environmental Programs Division may also inspect the site prior to grading permit issuance.

60.EPD. 5 - HMMP WORK PLAN

RECOMMND

Prior to the issuance of a grading permit, a restoration biologist who holds an MOU with Riverside County shall be contracted to implement the mitigation measures outlined in the document entitled "Habitat Mitigation & Monitoring Plan Dailey Ranch, Unincorporated Riverside County, California" dated March 2012. The restoration biologist shall analyze the current condition of the site and submit a detailed work plan. The work plan will include any proposed changes to the mitigation monitoring plan referenced above and shall be approved by the Riverside County Planning Department, Environmental Programs Division (EPD). The biologist shall submit to EPD an itemized cost estimate for all mitigation measures. Financial assurances must be in place prior to the issuance of a grading permit.

60.EPD. 6 - 3:1 R/R MITIGATION

RECOMMND

The applicant originally proposed 1:1 mitigation for impacts to Riparian/Riverine resources as required for making a Determination of Biologically Equivalent or Superior Preservation (DBESP) during the Joint Public Review (JPR) process. However, during JPR agency review, it was determined that this was not sufficient to meet State mitigation obligations, and the ratio has been increased to 3:1. Prior to the issuance of a grading permit, the applicant shall submit a proposal for meeting the 3:1 mitigation measure requirement. Acceptable mitigation measures shall include control of invasive species (as proposed in previous versions of project related documents), onsite restoration, purchase of mitigation credits within the watershed, or any combination thereof. The proposal shall be submitted to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If the applicant elects to mitigate through control of invasive species or additional onsite restoration, the document entitled "Habitat Mitigation & Monitoring Plan Dailey Ranch, Unincorporated Riverside County, California" dated March 2012 shall be amended to include these measures.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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.

60.EPD. 8

- MBTA NESTING BIRD

RECOMMND

The proposed project is in close proximity to potential habitat for nesting birds protected under the Migratory Bird Treaty Act (MBTA). Construction shall be conducted outside of the breeding season (February - August). In the event that construction must occur during the breeding season; a qualified biologist, who holds an MOU with the county, shall submit a Nesting Bird clearance survey to the Riverside County Planning Department, Environmental Programs Division (EPD). If nesting birds are present, the report shall propose avoidance measures. Construction shall not begin until EPD has reviewed and approved the document.

FIRE DEPARTMENT

60.FIRE. 1

MAP-#004 FUEL MODIFICATION

RECOMMND

Prior to the issuance of a grading permit, the developer

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1

MAP-#004 FUEL MODIFICATION (cont.)

RECOMMND

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. 3

MAP SUBMIT PLANS

RECOMMND

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

60.FLOOD RI. 4

MAP EROS CNTRL AFTER RGH GRAD

RECOMMND

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

60.FLOOD RI. 5

MAP OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 5 MAP OFFSITE EASE OR REDESIGN (cont.) RECOMMND

property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 7 MAP PHASING RECOMMND

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

60.FLOOD RI. 8 MAP ADP FEES RECOMMND

TR 30752 is located within the limits of the Lake Mathews 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. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail with all topography, grading, fencing, cross sections, signage program (if applicable), street crossings and under crossings and landscaping.

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PLANNING DEPARTMENT

60.PLANNING. 2

MAP-ARCHAEO MONITOR REQUIRED

RECOMMND

Based on information contained in PDAs 3408R1 and 3408, and the density of archaeological resources surrounding the project site and proximity to Cajalco Creek site, archaeological monitoring will be required for mitigation purposes. Monitoring shall be full time and will include all ground-disturbing activities. A pre-grade meeting between the archaeologist and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project.

A cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting is required.

During grading operations, when deemed necessary in the professional opinion of the archaeologist, (and/or as determined by the County Archaeologist), the archaeologist, the archaeologist's on-site representative(s) shall actively monitor all project related mass or rough grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources.

Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring and mitigation services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the County Archaeologist. The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a qualified County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits.

The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this

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60.PLANNING. 2 MAP-ARCHAEO MONITOR REQUIRED (cont.)

RECOMMND

condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate.

All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report.

This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 15 MAP - SECTION 1601/1603 PERMIT

INEFFECT

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

60.PLANNING. 16 MAP - SECTION 404 PERMIT

INEFFECT

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

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60.PLANNING. 16 MAP - SECTION 404 PERMIT (cont.) INEFFECT

404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 18 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 117.7 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 19 MAP - FEE BALANCE RECOMMND

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. 20 MAP - GRADING PLAN REVIEW RECOMMND

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26

MAP - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a range of Low to High and Undetermined potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

implementation of the PRIMP.

TRANS DEPARTMENT

60.TRANS. 1 MAP-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

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.

60.TRANS. 2 MAP-SBMT/APPVD GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - PALEO MONITORING REPORT (cont.) RECOMMND

This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 3 MAP-ARCHAEO MONIT.REPORT RECOMMND

70. PLANNING. PRIOR TO GRADING FINAL INSPECTION:
Archaeological Monitoring (PHASE IV) Report Submittal:
The developer/permit holder shall prompt the Project Cultural Resources Professional to submit to the County Archaeologist (1) wet-signed paper copy and (1) CD of the Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The County Archaeologist shall review the report to determine if adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1

INDUSTRIAL HYGIENE CLEARANCE

RECOMMND

Prior to the Issuance of a Building Permit, the applicant shall comply with the following:

- a) Submit a completed Acoustical Review Application Form.
- b) Pay applicable review fees (Initial deposit of \$1,000).
- c) Provide one (1) copy of the Noise Report.
- d) Provide one (1) copy of the Precise Grading Plan.
- e) Provide one (1) copy of the house / building / architecture plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 INDUSTRIAL HYGIENE CLEARANCE (cont.) RECOMMND

f) Provide one (1) copy of the noise requirements issued for the approval and entitlement of the Planning Case.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

EPD DEPARTMENT

80.EPD. 1 MAP - CONSERVATION DEDICATION RECOMMND

Prior to the issuance of a building permit, the areas mapped as "120 O.S." and "MITIGATION AREA (0.93 AC HABITAT CREATION) R.C.R.C.D. MAINTAINED" on the exhibit labeled TR30752, AMD. #7 and dated 3/28/12 shall be dedicated to the Riverside-Corona Resource Conservation District (RCRCD).

80.EPD. 2 MAP - MITIGATION INSTALL RECOMMND

Prior to the issuance of a building permit, a report must be submitted showing that the initial installation as outlined in the Habitat Mitigation & Monitoring Plan Dailey Ranch, Unincorporated Riverside County, California" dated March 2012 (MMP) has been completed. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP and summarize the remaining phases of mitigation. In addition, the Riverside County Planning Department, Environmental Programs Division may inspect the site prior to building permit issuance.

80.EPD. 3 MAP - BIO MONITORING REPORT RECOMMND

Prior to the issuance of a building permit, a qualified biological monitor shall submit a final monitoring report to the Riverside County Planning Department, Environmental Programs Division (EPD) to review and approve. A qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 4

MAP - UWIG PLAN CHECK

RECOMMND

Building Plan will be checked for compliance with section 6.1.4 of the MSHCP. Emphasis should be place on lighting and drainages.

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 4

MAP - UWIG PLAN CHECK (cont.)

RECOMMND

Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

FIRE DEPARTMENT

80.FIRE. 1

MAP-#50C-TRACT WATER VERIFICA

RECOMMND

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 3

MAP SUBMIT PLANS

RECOMMND

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.

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80.FLOOD RI. 4 MAP ADP FEES

RECOMMND

TR 30752 is located within the limits of the Lake Mathews 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. 5 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 11 MAP - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 12 MAP - FEE BALANCE

RECOMMND

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. 14 MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN (cont.)

RECOMMND

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 nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 15 MAP - MODEL HOME COMPLEX

RECOMMND

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.

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80.PLANNING. 15

MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

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.

80.PLANNING. 17

MAP - FINAL SITE PLAN

RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the 1st District.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - FINAL SITE PLAN (cont.)

RECOMMND

2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan conditon of approval shall be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.) (cont.) RECOMMND

cleared individually.

80.PLANNING. 18 MAP - Walls/Fencing Plans RECOMMND

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.

A. 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.

B. 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.

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

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.)

RECOMMND

20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 19 MAP- LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:
1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
2) Weather based controllers and necessary components to eliminate water waste;
3) A copy of the "stamped" approved grading plans; and,
4) Emphasis on native and drought tolerant species.
When applicable, plans shall include the following

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80.PLANNING. 19

MAP- LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 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. 20

MAP- LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape

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80.PLANNING. 20

MAP- LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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:

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. 21

MAP- LC LANDSCAPE PROJECT SPEC

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. STREET TREES NOT SHOWN IN BLOW UP.
- b. CORNERS OR INTERSECTIONS TO BE ENHANCED ON SITE DRAWINGS.
- c. NO MONUMENTS SHOWN ON THIS DRAWING.
- d. CONSTRUCTION OF A TRAIL AND ASSOCIATED TRAIL FURNITURE SHALL BE LOCATED IN OPEN SPACE LOT NO.114 AND SHALL OCCUR BEFORE THE FIRST BUILDING PERMIT IS ISSUED.

(as recommended to be modified by the Planning Commission 6/19/13)

TRANS DEPARTMENT

80.TRANS. 1

MAP - GARAGE DOOR 1

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 MAP - GARAGE DOOR 1 (cont.)

RECOMMND

Side entry garages shall comply with minimum building setback requirements.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S

RECOMMND

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

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.)

RECOMMND

Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

EPD DEPARTMENT

90.EPD. 1 MAP - MITIGATION STATUS REPORT

RECOMMND

Prior to the final inspection, a report must be submitted showing that the success criteria outlined in the Mitigation Monitoring Plan (MMP) has been achieved. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP and summarize the remaining phases of mitigation. In addition, the Riverside County Planning Department, Environmental Programs Division may also inspect the site prior to final inspection.

90.EPD. 2 MAP - UWIG INSPECTION

RECOMMND

The project site will be inspected by the Riverside County Planning Department, Environmental Programs Division to ensure compliance with Urban Wildlands/Interface Guidelines (MSHCP section 6.1.4). The following elements must be inspected and approved however other issues may also be addressed.

* Drainage

Proposed development in proximity to the MSHCP Conservation Area shall incorporate measures, including those required through the National Pollutant Discharge Elimination System (NPDES) permit program, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins,

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90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 2

MAP - UWIG INSPECTION (cont.)

RECOMMND

grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct exposure to night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on the MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for development that is proposed adjacent to the MSHCP Conservation Area, permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 MAP FIRE SPRINKLER SYSTEMS

RECOMMND

ALL RESIDENCES SHALL HAVE A FIRE SPRINKLER SYSTEM INSTALLED PER NFPA 13D, 2010 EDITION. PLANS SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

FLOOD RI DEPARTMENT

90.FLOOD RI. 3 MAP BMP - EDUCATION

RECOMMND

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

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 4 MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4 MAP IMPLEMENT WQMP (cont.)

RECOMMND

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. 5 MAP FACILITY COMPLETION

RECOMMND

The District will not release more than 80% of occupancy permits for any residential lot within the map, or any phase thereof, prior to the District's acceptance of the drainage system for operation and maintenance, or as approved by the District Engineer.

PLANNING DEPARTMENT

90.PLANNING. 2 MAP - BLOCK WALL ANTIGRAFFITI

RECOMMND

The land divider/permit holder shall construct a six (6) foot high decorative block wall around the project perimeter and shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 3 MAP - FENCE REQUIRED

RECOMMND

The land divider/permit holder shall construct a six (6) foot high solid wood fence in between residential lots and corner lots facing the street. The required fence shall be subject to the approval of the County Department of Building and Safety.

The fencing theme shall match the fencing theme in approved in the adjacent Specific Plan No. 229.

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS

RECOMMND

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

90.PLANNING. 6 MAP - FENCING COMPLIANCE

RECOMMND

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

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90.PLANNING. 11

MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 117.5 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 13

MAP- ROLL-UP GARAGE DOORS

RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 14

MAP- LC LANDSCAPE INSPECT DEP

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape 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. 15

MAP- LC LANDSCAPE INSPECT REQ

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 MAP- LC LANDSCAPE INSPECT REQ (cont.)

RECOMMND

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. 16 MAP- LC COMPLY W/LAND & IRR

RECOMMND

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

90.PLANNING. 17 MAP - NW MOSQUITO VECTOR DIST.

RECOMMND

Prior to building permit final inspection and occupancy of the first home, the project will be annexed into the Northwest Mosquito and Vector Control District.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18 MAP - ENTRY MONUMENT SIGN

RECOMMND

Prior to issuance of building permit final inspection for the first home, entry monuments must be constructed and completed on Lots 9 and 10. The entry monument sign shall have the same design pattern as the entry monuments signs used in SP229A1.

TRANS DEPARTMENT

90.TRANS. 1 MAP - TS/INSTALLATION

RECOMMND

Prior to the final building inspection of the first dwelling unit, the following traffic signal(s) shall be installed and operational:

Carpinus Drive (Starglow Drive) (NS) at: Cajalco Road (EW)
With no fee credit eligibility

or as approved by the Transportation Department

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal (s). All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 2 MAP - WRCOG TUMF

RECOMMND

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. 3 MAP - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Installation of streetlights shall meet the Dark Sky criteria. Streetlights shall be installed at street intersections and at cul-de-sacs. There shall be NO change in the design and location of streetlights relative to the general circulation elements adjacent to the project in question.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

MAP - STREET LIGHTS INSTALL (cont.)

RECOMMND

Application of Dark Sky criteria is at the request of the Planning Commission 06/19/2013.

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

90.TRANS. 4

MAP - STREET SWEEPING 2

RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 5

MAP - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 6

MAP - 80% COMPLETION

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - 80% COMPLETION (cont.)

RECOMMND

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 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. 7

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and