

COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Planning Department

Richard K. Lashbrook
Agency Director

Aleta J. Laurence, A.I.C.P.
Planning Director

December 21, 2001

RECEIVED

IAN 14 2002

John Johnson
Markham Associates
41750 Winchester Road, Suite N
Temecula, California 92590-4898

MDMG, INC.

RE: Tentative Tract Map No. 29476
Environmental Assessment No.: 37895
Regional Team: South County

Dear Applicant/Representative:

The Riverside County Board of Supervisors has taken the following action on the above referenced tentative map at its regular meeting of Area.

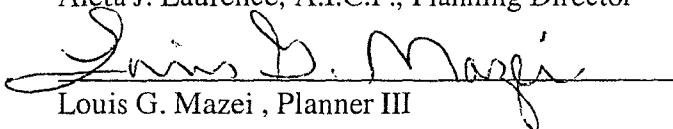
- APPROVED the tentative map subject to the attached conditions.
- DENIED the tentative map based on the attached findings.
- APPROVED the tentative map subject to attached conditions and DENIED request for waiver of the final map.
- APPROVED withdrawal of the tentative map.
- UPHELD the APPEAL of the tentative map.
- DENIED the APPEAL of the tentative map.

The tentative map has been found to be consistent with all pertinent elements of the Riverside County General Plan and is in compliance with the California Environmental Quality Act of 1970. The project will not have a significant effect on the environment and a Negative Declaration has been adopted.

A Conditionally approved tentative map shall expire 36 months after the approval at the Board of Supervisors Hearing, the date of which is shown above, unless within that period of time a final map shall have been approved and filed with the County Recorder. Prior to the expiration date, the land divider may apply in writing for an extension of time. Application shall be made to the Planning Director thirty (30) days prior to the expiration date of the tentative map. The Board of Supervisors may extend the period for one year and upon further application a second, third, fourth and fifth year.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Aleta J. Laurence, A.I.C.P., Planning Director


Louis G. Mazei, Planner III

LGM:lgn

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA 1088



FROM: TLMA/Planning Department SUBMITTAL DATE: October 23, 2001

SUBJECT: CHANGE OF ZONE NO. 6609, TENTATIVE TRACT MAP NO. 29476 - EA 37895 -
Markham Associates - First Supervisorial District - Rancho California Zoning Area - 39.63 Acres -
Rural Residential (R-R) zoning - North side of Clinton-Keith Road, west of Murrieta Road, West
of proposed extension of David Lane - REQUEST: Change of Zone No. proposes a change of
zone from Rural Residential (R-R) to One-Family Dwelling (R-1). Tentative Tract Map 29476
proposes to subdivide 39.43 acres into 28 single family residential lots with a minimum lot size of
7,200 square feet.

CONTROVERSIAL ISSUES: None

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, BY UNANIMOUS VOTE, RECOMMENDS:

ADOPTION of a **Negative Declaration** for **ENVIRONMENTAL ASSESSMENT NO. 37895**, 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,

APPROVAL of **CHANGE OF ZONE NO. 6609** from Rural Residential (R-R) to Residential
Agriculture (R-A) and One Family Dwelling (R-1) in accordance with Exhibit No. 2, based on the
findings and conclusion incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 29476**, subject to the attached conditions of
approval, and based upon the findings and conclusions incorporated in the staff report.

Aleta J. Laurence
Aleta J. Laurence, AICP, Planning Director

DATE 11/8/01 CA

AJL:igm

Policy Policy
Consent Consent
Department Recommendation:
Per Executive Office:

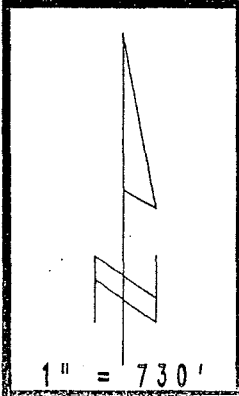
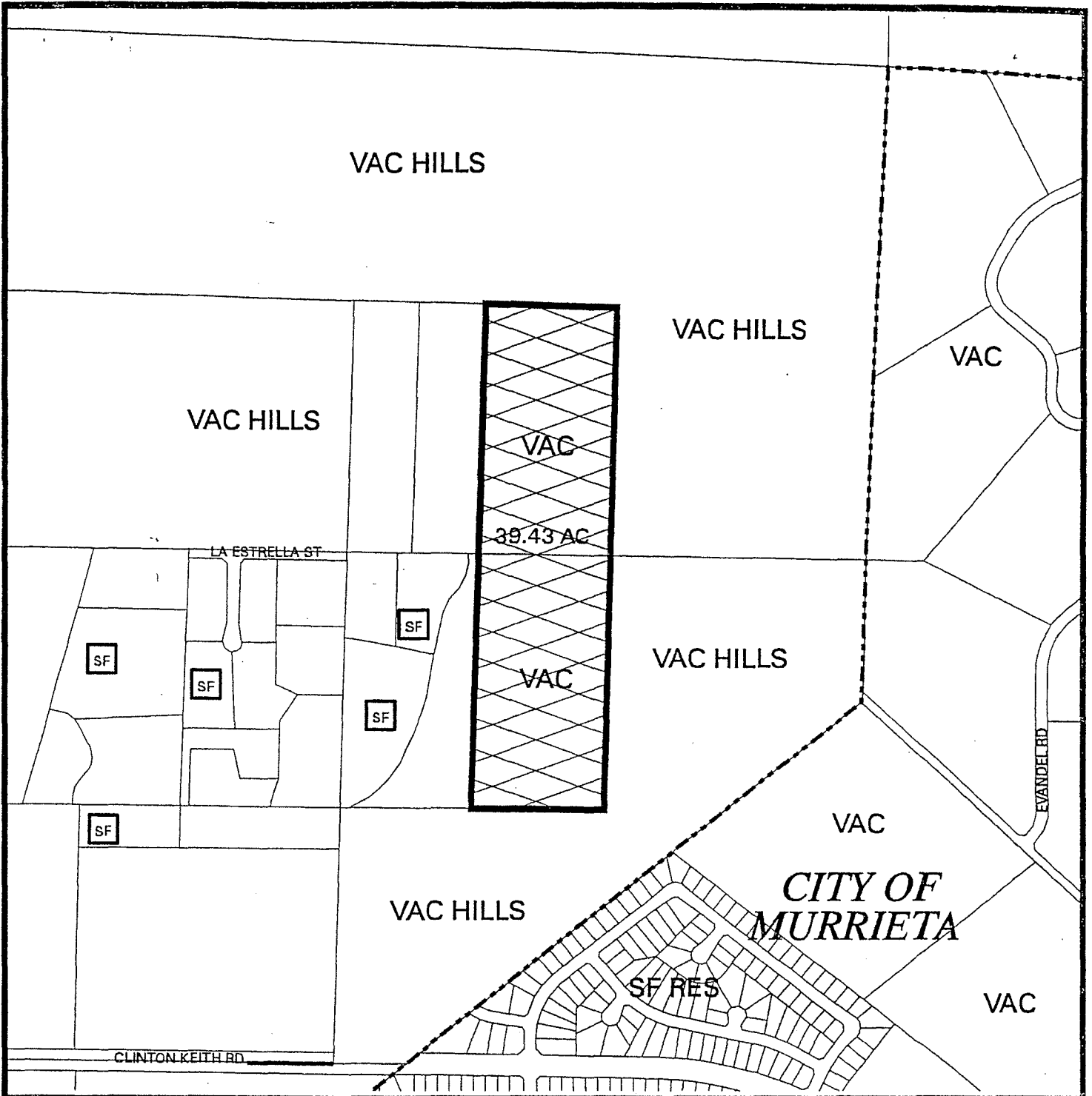
MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Venable and duly carried by
unanimous vote, IT WAS ORDERED that the above matters are tentatively approved as
recommended, and that staff is directed to prepare the necessary documents for adoption.

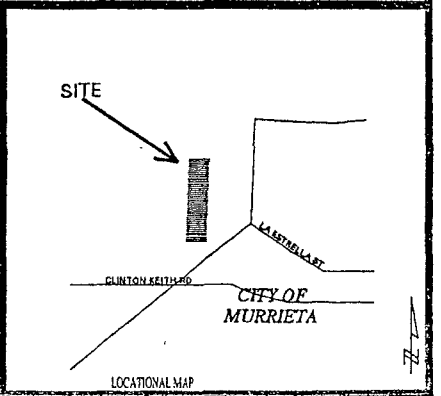
Ayes: Buster, Venable and Wilson
Noes: None
Absent: Tavaglione and Mullen
Date: December 4, 2001
xc: Planning, Applicant, Co.Co.

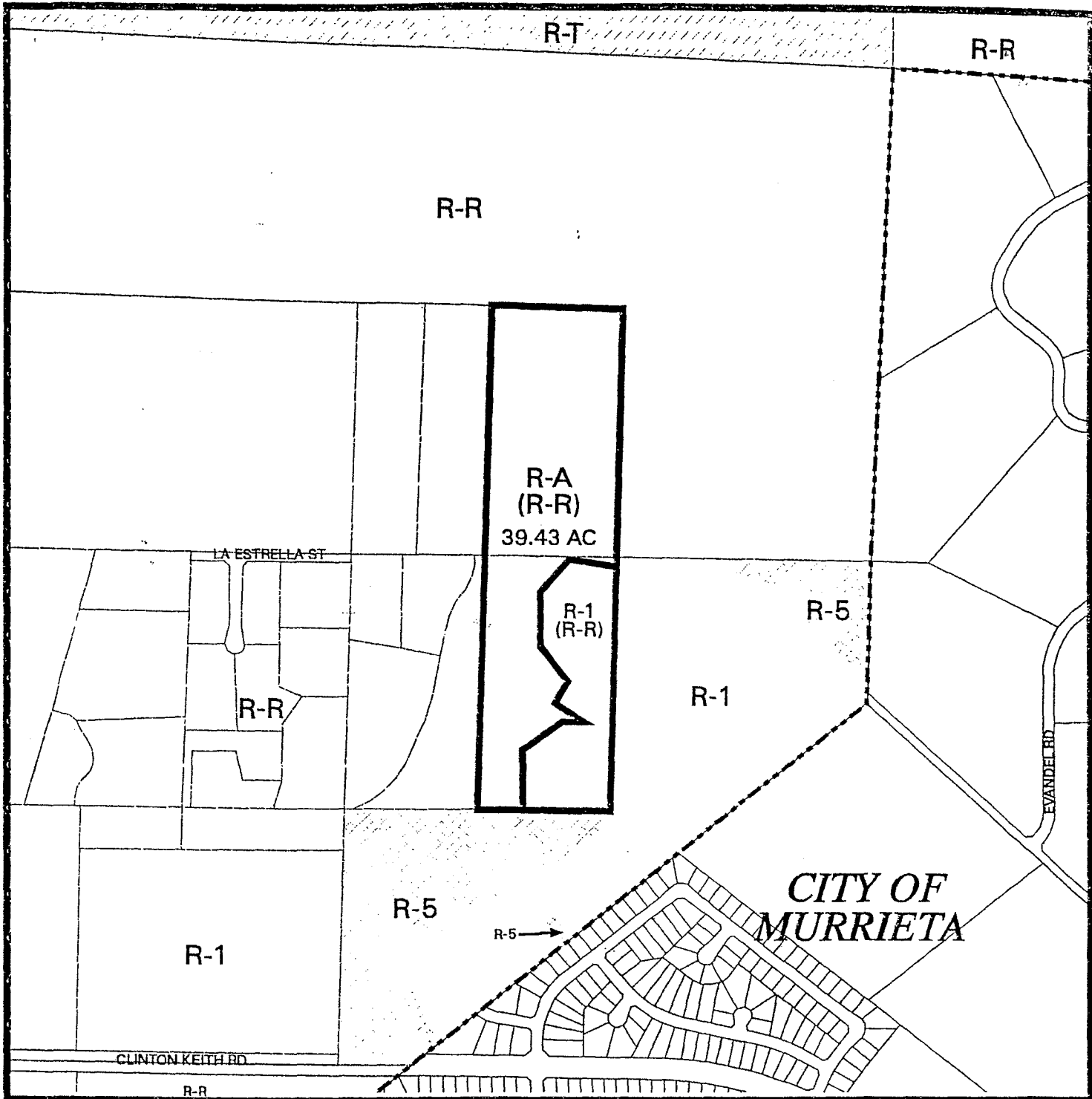
Gerald A. Maloney
(Clerk of the Board)
By: *G. Maloney*
Deputy

AGENDA NO. 13.3

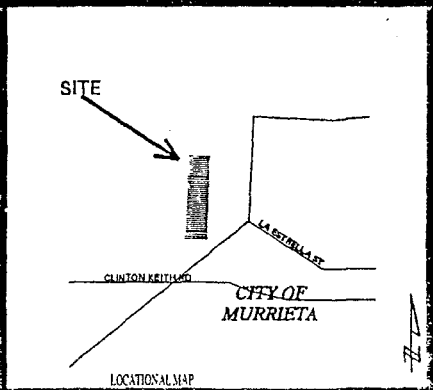
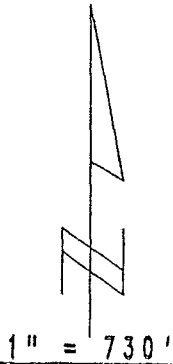


CZ6609 TR29476			
LAND USE			Ex. 1
Sec.	32 T6SR3W	Bk./Pg. Assessors	362-18
Zone AREA	RANCHO CALIFORNIA		Sup. Dist. 1ST
Thomas Bros. Pg.	898 A-7	Date Drawn	07/16/01 CC
RIVERSIDE COUNTY PLANNING DEPARTMENT			





CZ6609 TR29476			
EXISTING ZONING			Ex. 2
Sec.	32 T6SR3W	Bk./Pg. Assessors	362-18
Zone AREA	RANCHO CALIFORNIA		Sup. Dist. 1ST
Thomas Bros. Pg.	898 A-7	Date Drawn	07/16/01
		Drawn By:	CC
RIVERSIDE COUNTY PLANNING DEPARTMENT			



SP 116

MOUNTAINOUS AREAS

MOUNTAINOUS AREAS

NOT A PART OF
COMMUNITY PLAN

39.43 AC
2-4 DU/AC

2-4 DU/AC

2-4 DU/AC

CITY OF
MURRIETA

LA ESTRELLA ST

CLINTON KEITH RD

EVANDEL RD

RLI

CZ6609 TR29476

COMMUNITY PLAN

Ex. 5

Sec. 32 T6SR3W

Bk./Pg.
Assessors

362-18

Zone
AREA

RANCHO CALIFORNIA

Sup. 1ST
Dist.

Thomas
Bros. Pg.

898 A-7

Date
Drawn

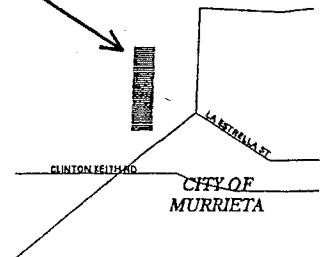
07/16/01

Drawn
By:

CC

RIVERSIDE COUNTY PLANNING DEPARTMENT

SITE



LOCATIONAL MAP

1" = 730'

Change of Zone - RR to R1

362-170-005 and 362-180-006
 Elizabeth Pinkerton
 Clifton L. Rucker
 Stan Smolin
 c/o Stan Smolin
 P.O. Box 30699
 Long Beach, CA 90853
 (714) 891-1000

SITE

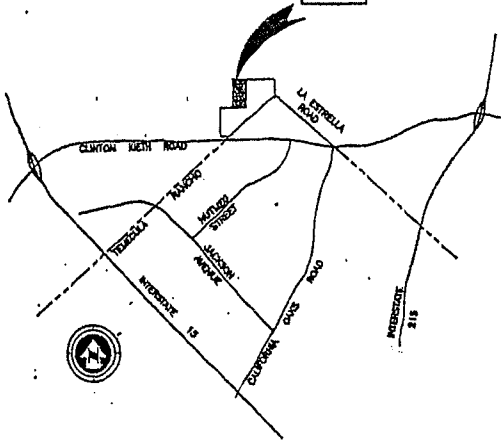


EXHIBIT NO. A
 CASE NO. 6609

Legal Description
 362-170-005 & 362-180-006
 The east half of the southwest quarter of the northeast quarter and the east half of the northwest quarter of the southeast quarter of Section 32, Township 6 south, Range 3 west, San Bernardino base and meridian, as shown by United States Government survey.

Assessor Parcel #'s
 362-170-005
 362-180-006

Thomas Bros. Guide
 2000 Edition - Page 898, A-7

Existing Zoning
 R-R

Proposed Zoning
 R-1

Gross/Net Acreage
 39.63 +/-

Service Agencies
 Water - Elsinore Valley Municipal Water Di
 Sewer - Elsinore Valley Municipal Water Di
 Gas - Southern California Gas
 Electric - Southern California Edison
 Telephone - General Telephone
 Cable - Media One

Existing General Plan
 2-4 DU/AC

Existing Structures/Easements
 No existing structures or known easements on

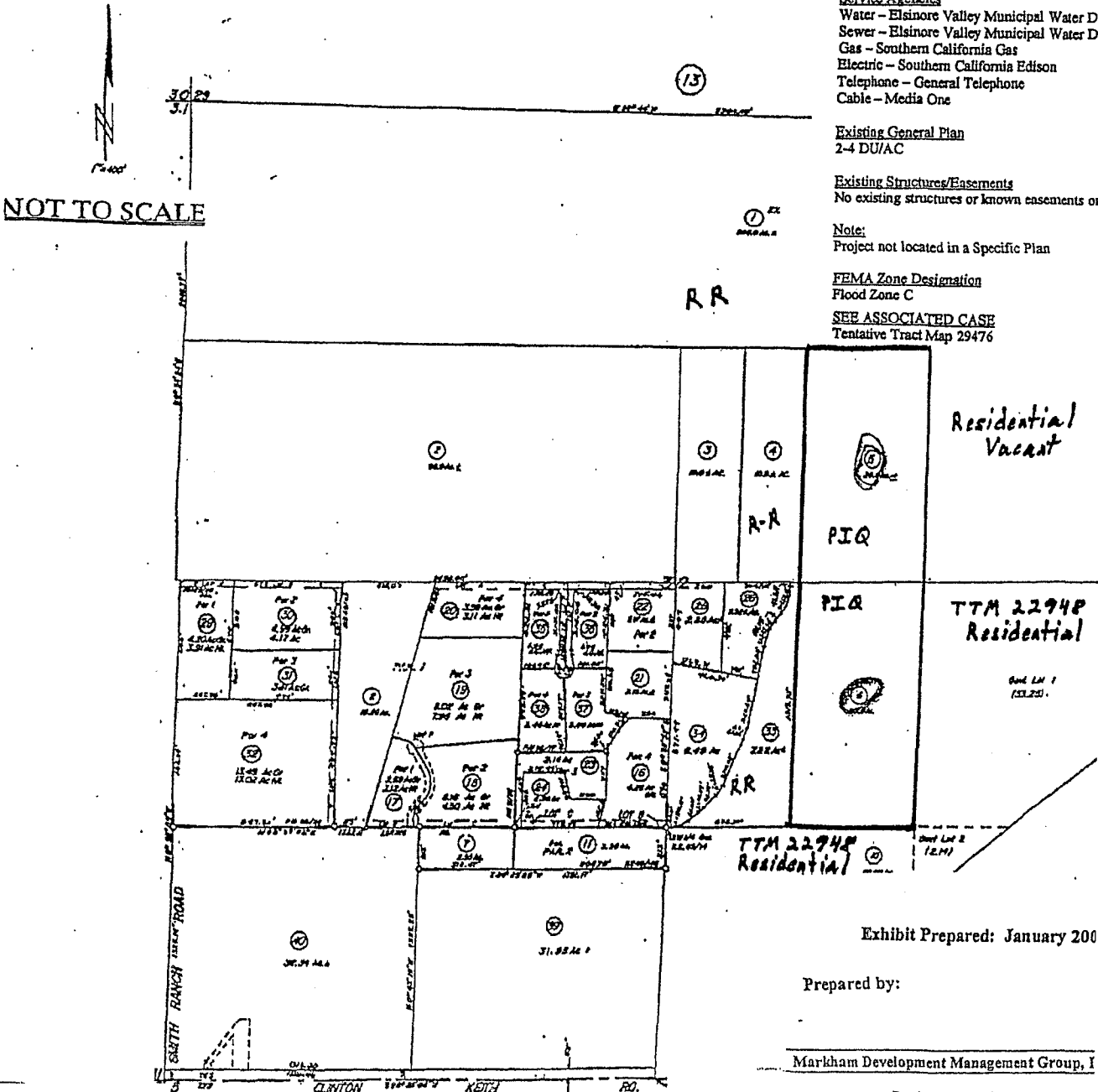
Note:
 Project not located in a Specific Plan

FEMA Zone Designation
 Flood Zone C

SEE ASSOCIATED CASE
 Tentative Tract Map 29476

362-17
 362-18 IRA 8514

N 1/2 SEC. 32, T6S R.3W



NOT TO SCALE

Exhibit Prepared: January 200

Prepared by:

Markham Development Management Group, I

Development Consultants
 41750 Winchester Road, Suite N • Temecula, CA 92250-48
 (909) 796-1466 • Fax: (909) 796-3476



Riverside County
Waste Management Department

Robert A. Nelson, General Manager-Chief Engineer

February 10, 2000

David Clayton, Project Planner
Riverside County Planning Department
39493 Los Alamos Rd.
Murrieta, CA 92563

RECEIVED
FEB 16 2000

RIVERSIDE COUNTY
PLANNING DEPARTMENT
MURRIETA OFFICE

RE: Tentative Tract Map No. 29476

Dear Mr. Clayton:

The Riverside County Waste Management Department (Department) has reviewed the proposed project. It should be noted that the Integrated Waste Management Act of 1989 (AB 939) requires cities and counties to divert 50 percent of solid waste from landfills by the year 2000. The applicant is encouraged to consider the following measures to help reduce the amount of solid waste which is generated by the project:

- a. Construction and demolition waste can be reduced through the use of onsite grinders or hauling materials to recycling facilities.
- b. The use of mulch and/or compost in the development and maintenance of landscape areas is recommended. Green waste may be disposed of through onsite composting of green waste or separating green waste from other waste types and sending it to a composting facility in the area for recycling.

Please be advised that Riverside County landfills do not accept hazardous materials. Any hazardous wastes, such as paint and sealants, used during construction should be properly disposed of at a licensed hazardous waste facility.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (909) 955-4363.

Sincerely,

Steve Lech, Planner III

f:\data\plng\landuse\devrev\Other Cases\tr 29476.wpd

TRACT MAP Tract #: TR29476

Parcel: 362-180-006

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

INEFFECT

APPROVED
DEC 04 2001
BOARD OF SUPERVISORS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 29476 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 29476 Amended No. 2, dated 3/21/01.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

INEFFECT

The subdivision hereby permitted is to divide 8.82 acres into 28 one-family residential lots with minimum lot size of 7,200 square feet and a remainder parcel of 30.81 square feet.

10. EVERY. 3 MAP - HOLD HARMLESS

INEFFECT

The subdivider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP NO. 29476 which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the subdivider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

INEFFECT

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading

TRACT MAP Tract #: TR29476

Parcel: 362-180-006

10. GENERAL CONDITIONS

10.BS GRADE. 1 MAP-GIN INTRODUCTION (cont.) INEFFECT

permit are subject to the included Building and Safety Grading Division conditions of approval.

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

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

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

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

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

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

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

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

10.BS GRADE. 6 MAP-G2.6 SLOPE STABILTY ANLY INEFFECT

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

10.BS GRADE. 7 MAP-G2.8 MINIMUM DRNAGE GRAD INEFFECT

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

10.BS GRADE. 8 MAP-G2.9 DRNAGE & TERRACING INEFFECT

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

TRACT MAP Tract #: TR29476

Parcel: 362-180-006

10. GENERAL CONDITIONS

10.BS GRADE. 9 MAP-G2.10 SLOPE SETBACKS INEFFECT

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

FIRE DEPARTMENT

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

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

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

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 10 MAP NUISANCE TYPE RUNOFF INEFFECT

Except for nuisance nature local runoff which may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

10.FLOOD RI. 11 MAP WELL DEFINED WATERCOURSES INEFFECT

The topography of the area consists of well defined ridges and natural watercourses which traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area.

10.FLOOD RI. 15 MAP FLOOD HAZARD RPT INEFFECT

Tentative Tract Map 29476 is a proposal to subdivide 39.68 gross acres into 28 single-family residential lots in the

TRACT MAP Tract #: TR29476

Parcel: 362-180-006

10. GENERAL CONDITIONS

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

Rancho California zoning area. The project site is located immediately east of the intersection at La Estrella Street and Jeramar Lane.

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE INEFFECT

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

10.PLANNING. 2 MAP - FEES FOR REVIEW INEFFECT

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other 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. 5 MAP- LANDSCAPE MAINTENANCE INEFFECT

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

TRACT MAP Tract #: TR29476

Parcel: 362-180-006

10. GENERAL CONDITIONS

10.PLANNING. 8 MAP- PRESERVE NATIVE TREES INEFFECT

The existing native specimen trees on the subject property identified for preservation on Exhibit E shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

10.PLANNING. 9 MAP - ZONING STANDARDS INEFFECT

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-1 and R-5 zones.

10.PLANNING. 10 MAP - 90 DAYS TO PROTEST INEFFECT

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

10.PLANNING. 11 MAP- ORD 810 OPN SPACE FEE INEFFECT

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each residential unit to be constructed within a residential tract/parcel map in Western Riverside County.

10.PLANNING. 12 USE - LIGHTING HOODED/DIRECTED INEFFECT

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

TRANS DEPARTMENT

10.TRANS. 1 MAP - DRAINAGE 1 INEFFECT

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement

TRACT MAP Tract #: TR29476

Parcel: 362-180-006

10. GENERAL CONDITIONS

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

- no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 2 MAP - DRAINAGE 2 INEFFECT

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

10.TRANS. 7 MAP - STD INTRO 2(ORD 460/461) INEFFECT

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

10.TRANS. 8 MAP - INSTALLATION REQUIREMENT INEFFECT

Electrical power, telephone or other communication, street lighting, and cable television lines shall be placed underground.

10.TRANS. 9 MAP - TS/EXEMPT INEFFECT

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

TRACT MAP Tract #: TR29476

Parcel: 362-180-006

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

INEFFECT

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

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1

MAP - CONCEPTUAL PHASE GRADING

INEFFECT

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

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

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

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other

TRACT MAP Tract #: TR29476

Parcel: 362-180-006

40. PRIOR TO PHASING (UNITIZATION)

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

than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

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

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

TRANS DEPARTMENT

40.TRANS. 1 MAP - OFF-SITE PHASE INEFFECT

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

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER PLAN INEFFECT

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

50.E HEALTH. 2 MAP - MONEY INEFFECT

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

TRACT MAP Tract #: TR29476

Parcel: 362-180-006

50. PRIOR TO MAP RECORDATION

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

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

50.E HEALTH. 4 MAP - ANNEX FINALIZED INEFFECT

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class A material as per the California Building Code.

50.FIRE. 3 MAP-#004-ECS-FUEL MODIFICATION INEFFECT

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that 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.

TRACT MAP Tract #: TR29476

Parcel: 362-180-006

50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#004-ECS-FUEL MODIFICATION (cont.) INEFFECT

NOTE: REFERENCE REMAINDER LOT ADJACENT TO RESIDENTIAL LOTS

50.FIRE. 4 MAP-#46-WATER PLANS INEFFECT

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

50.FIRE. 5 MAP-#53-ECS-WTR PRIOR/COMBUS INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 6 MAP-#9-MITIGATION UNIT/LOT INEFFECT

The applicant of developer shall deposit with the Riverside County Fire Department, a check of money order in the sum of \$400.00 per lot/unit as mitigation for fire protection impacts.

50.FIRE. 7 MAP-#47-SECONDARY ACCESS INEFFECT

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 3 MAP SUBMIT ECS & FINAL MAP INEFFECT

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

TRACT MAP Tract #: TR29476

Parcel: 362-180-006

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 17

MAP ADP FEE

INEFFECT

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Murrieta Valley 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 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.

PARKS DEPARTMENT

50.PARKS. 1

MAP - TRAIL EASEMENT

INEFFECT

Prior to the recordation of the final map the applicant shall offer for dedication an easement for recreational trail purposes. The proposed easement shall be reviewed and approved by the Riverside County Regional Park and Open-Space District prior to dedication and shall be as shown on the Southwest Area Plan.

PLANNING DEPARTMENT

50.PLANNING. 3

MAP - PREPARE A FINAL MAP

INEFFECT

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

TRACT MAP Tract #: TR29476

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4

MAP - SURVEYOR CHECK LIST

INEFFECT

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

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

50.PLANNING. 6

MAP - REQUIRED CHANGE OF ZONE

DELETED

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

(Deleted at Planning Commission on July 25, 2001)

50.PLANNING. 9

MAP - QUIMBY FEES

INEFFECT

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 12 MAP- OAK TREE ESMNT (1) DELETED

The land divider shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purpose of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft easement document, and the approved Environmental Constraint Exhibit, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for the Planning Department's records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 60.PLANNING.13 has been complied with.

(Deleted by Planning Commission on July 25, 2001)

50.PLANNING. 13 MAP - CCOC FOR REMNDR PARCEL INEFFECT

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART", as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

50.PLANNING. 15 MAP - FINAL MAP PREPARER INEFFECT

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

50.PLANNING. 16 MAP - ECS SHALL BE PREPARED INEFFECT

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 17 MAP- ECS AFFECTED LOTS INEFFECT

The following note shall be placed on the FINAL MAP:
"Environmental Constraint Sheet affecting this map is on
file in the County of Riverside Transportation Department -
Survey Division, in E.C.S. Book ____, Page ____.

50.PLANNING. 19 MAP - ECS EXHIBIT INEFFECT

The constrained areas shall conform to the approved Exhibit
E, Environmental Constraints Exhibit, and shall be mapped
and labeled on the Environmental Constraint Sheet to the
satisfaction of the Planning Department.

50.PLANNING. 22 MAP- ECS NOTE ARCHAEOLOGICAL INEFFECT

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

"County Archaeological Report was prepared for this
property on February 28, 2001 by Jean Keller 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. 23 MAP- ECS NOTE BIOLOGICAL INEFFECT

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

"County Biological Report No. PD-B-1921 was prepared for
this property on May 30, 2000 by Principe and Associates_
and is on file at the County of Riverside Planning
Department. "County Biological Report No. PD-B 1922 was
prepared for this property on May 30, 2000 by Principe and
Associates and is on file at the County of Riverside
Planning Department. The property is not subject to
biological resources restrictions based on the results of
the report."

50.PLANNING. 24 MAP- ECS NOTE PALEONTOLOGIC INEFFECT

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

County Paleontological Report No. PD-P-____ was prepared for
this property on ____ by ____ and is on file at the County of
Riverside Planning Department.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 25 MAP - ECS NOTE MAP CONSTRAINT INEFFECT

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

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

50.PLANNING. 31 MAP - FEE BALANCE INEFFECT

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

50.PLANNING. 32 MAP- LOTS MEET R-1 STANDARDS INEFFECT

The final map shall show Lots 2, 3, 4 being redesigned so that the minimum 7, 2000 square footage per lot standard stipulated in the One-Family Dwelling (R-1) zone has been met. The area covered by Lots 1, 2, 3, 4, 5 is large enough to meet the requirement of 7, 2000 square foot per lot. The redesign will be accomplished by moving the property lines of Lots 1, 2, 3, 4, 5 to meet the minimum square foot standard and by reducing the square footage of lots 1 and 5.

50.PLANNING. 33 MAP - ECS NOTE MT PALOMAR LIGH INEFFECT

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

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

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

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

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

50.TRANS. 2 MAP - DEDICATIONS INEFFECT

'A' and 'B' Streets shall be improved within the dedicated right-of-way in accordance with County Standard No. 106, Section A. (32'/50')

La Estrella Road shall be improved within the dedicated right-of-way in accordance with County Standard No. 102. (64'/88')

50.TRANS. 4 MAP - IMP PLANS INEFFECT

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

50.TRANS. 5 MAP - PART-WIDTH INEFFECT

David Lane shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Standard No. 104, Section A. (20'/30')

50.TRANS. 6 MAP - OFF-SITE INFO INEFFECT

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9 MAP - OFF-SITE ACCESS INEFFECT

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

Said off-site access road shall be the southeasterly extension of La Estrella Road to Clinton Keith Road.

Said off-site access road shall be the southerly extension of David Lane to Via Sarah and the southerly extension of Via Sarah to Cornucopia Way and the southerly extension of Cornucopia Way to Clinton Keith Road.

50.TRANS. 11 MAP - EASEMENT INEFFECT

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

50.TRANS. 12 MAP - ACCESS RESTRICTION INEFFECT

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

50.TRANS. 13 MAP - STRIPING PLAN INEFFECT

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - STREET NAME SIGN INEFFECT

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

50.TRANS. 17 MAP - LANDSCAPING STD INEFFECT

Any landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district/maintenance agreement or similar mechanism as approved by the Transportation Department. Landscape plans shall be submitted on standard County Plan sheet format (24" x 36"). Landscape plans shall be submitted with the street improvement plans and shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

*Site for
Site plan
NO LANDSCAPING
IN RIGHTS OF WAY*

50.TRANS. 18 MAP - LANDSCAPING G.P. INEFFECT

The applicant shall comply with the parkway landscaping requirements of Ordinance 499 for all General Plan Circulation Element roads. Landscaping shall be installed along La Estrella Road, and shall be maintained by annexation into a County Service Area and/or Assessment District or enter into a continuous agreement. Landscaping plans shall be submitted with the street improvement plans for approval.

*REQUIRE
CONDITION
DOES NOT APPLY*

*NO STREET
PLANS FOR
LA ESTRELLA.*

50.TRANS. 19 MAP --ASSESSMENT DIST INEFFECT

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

50.TRANS. 21 MAP - STREET LIGHT INEFFECT

Install street lights along the streets associated with the development in accordance with the standards of County Ordinances 460 and 461 and County procedures. For specific case requirements, contact the Riverside County Transportation Department, Traffic Project Development Section. The County Service Area (CSA) Administrator

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50. PRIOR TO MAP RECORDATION

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

determines whether the development is within an existing assessment district. If not, the landowner shall file an application with LAFCO for annexation into or creation of a County Service Area pursuant to Governmental Code Section 56000. PRIOR TO RECORDATION, the landowner shall receive and provide a Certificate of Completion from LAFCO.

50.TRANS. 22 MAP - SOILS 2 INEFFECT

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

50.TRANS. 23 MAP - INTERSECTION/50' TANGENT INEFFECT

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

60. PRIOR TO GRADING PRMT ISSUANCE

B&S DEPARTMENT

60.B&S. 1 GP* - TEMPLATE INEFFECT

*** No Text Exists For This Condition ***

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G1.4 NPDES/SWPPP INEFFECT

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: EFFECTIVE OCTOBER 1, 1992, OWNER OPERATORS OF CONSTRUCTION PROJECTS ARE REQUIRED TO COMPLY WITH THE N.P.D.E.S.' (National Pollutant Discharge Elimination System) REQUIREMENT TO OBTAIN A CONSTRUCTION PERMIT FROM THE STATE WATER RESOURCE CONTROL BOARD (SWRCB).

THE CONSTRUCTION PERMIT REQUIREMENT APPLIES TO CONSTRUCTION SITES OF FIVE ACRES AND LARGER OR SITES OR LESS THAN FIVE ACRES IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. THE OWNER OPERATOR CAN COMPLY BY SUBMITTING A NOTICE OF INTENT (NOI), DEVELOP AND

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP-G1.4 NPDES/SWPPP (cont.) INEFFECT

IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND A MONITORING PROGRAM AND REPORTING PLAN FOR THE CONSTRUCTION SITE. FOR ADDITIONAL INFORMATION AND TO OBTAIN A COPY OF THE NPDES STATE CONSTRUCTION PERMIT CONTACT THE SWRCB AT (916) 657-1146.

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

60.BS GRADE. 2 MAP-G2.1 GRADING BONDS INEFFECT

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

60.BS GRADE. 3 MAP-G2.2 IMPORT / EXPORT INEFFECT

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

60.BS GRADE. 4 MAP-G2.3SLOPE EROS CL PLAN INEFFECT

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 5 MAP-G2.4GEOTECH/SOILS RPTS INEFFECT

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

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP-G2.4GEOTECH/SOILS RPTS (cont.) INEFFECT

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. 6 MAP-G2.7DRNAGE DESIGN Q100 INEFFECT

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

60.BS GRADE. 9 MAP-G2.14OFFSITE GDG ONUS INEFFECT

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

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION INEFFECT

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

NOTE: REFERENCE REMAINDER LOT ADJACENT TO RESIDENTIAL LOTS

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 9

MAP ADP FEE

INEFFECT

Tentative Tract Map 29476 is located within the limits of the Murrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid 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.

PLANNING DEPARTMENT

60.PLANNING. 3

MAP - SLOPE STABILITY REPORT

INEFFECT

The developer shall cause a Slope Stability Report to be submitted to the County Engineering Geologist. This report may be included as a part of a preliminary geotechnical report for the project site. Upon approval, the Geologist shall provide written clearance to the County Department of Building and Safety - Grading Division.

60.PLANNING. 4

MAP - PALEONTOLOGIST REQUIRED

INEFFECT

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEONTOLOGIST REQUIRED (cont.) INEFFECT

the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 5 MAP - FUEL MODIFICATION PLAN INEFFECT

The developer shall submit a Fuel Modification Plan and/or Wildlife Fire Hazard Reduction Plan incorporating native, drought tolerant, and fire resistant plant species to the County Fire Department and the County Planning Department - Development Review Division for review and approval. The plans shall be certified by a landscape architect and coordinated with subdivision landscaping plans and any required biological mitigation measures as necessary.

60.PLANNING. 7 MAP- IDENTIFY SPECIMEN TREES INEFFECT

The land divider/permit holder shall cause grading plans to be prepared for the subject site which identify those existing native trees which are to be preserved, as identified on the TENTATIVE MAP. Those trees not identified for preservation are to be replaced with specimen trees as approved by the Planning Director. Replacement trees and retained trees shall be noted on approved landscaping plans.

60.PLANNING. 9 MAP - HILLSIDE DEV. STANDARDS INEFFECT

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 10 MAP - SLOPE GRADING TECHNIQUES INEFFECT

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10. MAP - SLOPE GRADING TECHNIQUES (cont.)

INEFFECT

vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 13 MAP - OAK TREE PRESERVATION

INEFFECT

The following tree preservation guidelines shall be incorporated in the project's approved grading, building, and landscaping plans:

1. No construction activities or placement of structures shall occur within the protected zone of any oak tree or oak woodland, except as provided herein. The protected zone is defined as a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or ten (10) feet, whichever is greater. Where the outermost edge of an oak tree's drip line (the outermost edge of a tree's canopy) extends beyond this radius, that portion of the drip line shall also be included as part of that tree's protected zone. Protected zones do not apply to dead or dying oak trees, unless the tree's condition appears to be the result of human activity that indicates an intent to kill the tree.

2. Landscaping, trenching, or irrigation systems shall not be installed within the existing protected zone of any oak tree or oak woodlands, unless recommended by a qualified biologist.

3. Land uses that would cause excessive soil compaction within the protected zone of any individual oak tree shall be avoided. No recreational trails are

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13

MAP - OAK TREE PRESERVATION (cont.)

INEFFECT

permitted within the drip line of any individual oak tree.

4. Manufactured cut slopes shall not begin their downward cut within the protected zone of any individual oak tree, except as provided in these guidelines.

5. Manufactured fill slopes shall not extend within the protected zone, except as provided in these guidelines.

6. On-site retaining walls, if required, shall be designed to protect the root system of any individual oak tree by preserving the natural grade within the protected zone.

7. Redirection of surface runoff which results in increased soil moisture for an extended period of time within the drip line area of any individual oak tree shall be avoided. If unavoidable, a drainage system shall be designed to maintain the previous amount of soil moisture.

8. Sedimentation and siltation shall be controlled to avoid filling around the base of oak trees.

9. Redirection of surface runoff which results in decreased soil moisture for an extended period of time within the drip line area shall be avoided. If unavoidable, an irrigation system shall be designed to maintain the previous amount of soil moisture.

10. A construction zone at the interface with a protected zone shall be clearly delineated on the site in order to avoid impacts from construction operations and also to prevent the storage or parking of equipment outside the construction zone.

11. Dead or dying oak trees are necessary for the excavation of nest cavities by woodpeckers. Twelve species of birds use nest cavities. It is important to the health of the habitat to retain dead and dying oak trees that are not a hazard to humans. Such oak trees shall be retained in place unless determined to pose a health or safety hazard in which case they shall be discarded at an approved on-site location identified by the consulting biologist for habitat enhancement.

12. On-site to on-site, or on-site to off-site

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13. MAP - OAK TREE PRESERVATION (cont.) (cont.) INEFFECT

relocation of oak trees will not constitute mitigation and is considered the same as removal for the purposes of these guidelines.

13. Replacement of oak trees with plantings of saplings or acorns is not required by these guidelines; however, replacement plantings may be used in addition to these guidelines when they are required by another agency or when it is determined to be biologically sound and appropriate to do so.

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

60.PLANNING. 18. MAP- OAK TREE EASMNT (2) INEFFECT

The land divider/permit holder shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purposes of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP- OAK TREE EASMNT (2) (cont.) INEFFECT

Planning Department - Development Review Division for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft document, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for Planning Department records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 50.PLANNING. 12 has been complied with.

60.PLANNING. 19 MAP- SKR FEE CONDITION INEFFECT

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 8.82 gross acres 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. 20 MAP - FEE BALANCE INEFFECT

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

60.PLANNING. 21 MAP- GRADING & BRUSHING AREA INEFFECT

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites, leach

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 MAP- GRADING & BRUSHING AREA (cont.) INEFFECT

fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT INEFFECT

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

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50A-TRACT FIRE HYDRANT INEFFECT

Prior to the release of your installation, site prep and/or building permits from Building and Safety, the fire hydrant system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Verification of the fire hydrant installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

FLOOD RI DEPARTMENT

80.FLOOD RI. 3 MAP ADP FEE INEFFECT

Tentative Tract Map 29476 is located within the limits of the Murrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - ROOF MOUNTED EQUIPMENT INEFFECT

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

80.PLANNING. 4 MAP - SIDE YARD SETBACKS INEFFECT

All street side yard setbacks shall be a minimum of ten (10) feet.

80.PLANNING. 5 MAP - FRONT YARD LANDSCAPING INEFFECT

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

80.PLANNING. 6 MAP - UNDERGROUND UTILITIES INEFFECT

All utility extensions within a lot shall be placed underground.

80.PLANNING. 8 MAP - NO CROSS LOT DRAINAGE INEFFECT

Lots shall be graded to drain to the street with no cross lot drainage permitted. Drainage shall be indicated on the Final Plan of Development.

80.PLANNING. 21 MAP - SCHOOL MITIGATION INEFFECT

Impacts to the Elsinore Valley Unified School District will be mitigated in accordance with California State law.

80.PLANNING. 22 MAP - SUBMIT BUILDING PLANS INEFFECT

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

80.PLANNING. 23 MAP - FEE BALANCE INEFFECT

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 MAP - FEE BALANCE (cont.) INEFFECT

in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 25 MAP - ACOUSTICAL STUDY INEFFECT

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

TRANS DEPARTMENT

80.TRANS. 1 MAP - GARAGE DOORS INEFFECT

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

PLANNING DEPARTMENT

90.PLANNING. 1 MAP- BLOCK WALL ANTIGRAFFITI INEFFECT

The land divider/permit holder shall construct a six (6) high decorative block wall as indicated on EXHIBIT "W." The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 5 MAP - LANDSCAPING COMPLIANCE INEFFECT

The land divider/permit holder's landscape architect or the party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscap and irrigation system has been installed in compliance with the approved landscaping and irrigation plans.

90.PLANNING. 7 MAP - CONCRETE DRIVEWAYS INEFFECT

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

90.PLANNING. 8 MAP - FENCING COMPLIANCE INEFFECT

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

90.PLANNING. 13 MAP- SKR FEE CONDITION INEFFECT

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 MAP- SKR FEE CONDITION (cont.) INEFFECT

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

90.PLANNING. 14 MAP - FENCE TREATMENT INEFFECT

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

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION INEFFECT

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.

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90. PRIOR TO BLDG FINAL INSPECTION

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

- 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.

90.TRANS. 2 MAP - TS MIT FEE/RESI-D.U. INEFFECT

In accordance with Riverside County Ordinance No. 748, this project shall be responsible for Signal Mitigation Program fees in effect at the time of final inspection.

Said fee shall be based upon the following criteria:

Residential Single Family/per dwelling unit