

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:

April 22, 2009

SUBJECT: NOTICE OF DECISION OF THE PLANNING COMMISSION REGARDING
REQUEST FOR EXTENSION OF TIME TO RECORD FINAL MAP FOR TENTATIVE TRACT
MAP NO. 30592.

ORIGINAL DATE OF APPROVAL: May 18, 2004

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision by the Planning Commission on April 15, 2009,
regarding the request for an Extension of Time to record a final map for the following:

SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 30592 -
Applicant: Capstone Advisors – First Supervisorial District – North Perris Zoning Area – Mead
Valley Area Plan: Location: Westerly side of Interstate 215, southerly side of Rider Street and
westerly side of Patterson Avenue – 32.5 Acres – Zoning: One-Family Dwellings (R-1) –
Approved Project Description: Schedule A subdivision of 32.5 acres into 131 single-family
residential lots one (1) park site and one (1) open space lot – **REQUEST: EXTENSION OF
TIME TO MAY 18, 2009 – SECOND EXTENSION.**

The decision of the Planning Commission considered final and no action by the Board of
Supervisors is required unless, within 10 days after the Notice of Decision appears on the
Boards agenda, the applicant or an interested person files an appeal with the Clear of the Board
accompanied by the fee set forth in Ordinance 671.

Ron Goldman
Planning Director

RG:db

☐ Policy

☐ Consent

Dep't Recomm.:

☐ Policy

☐ Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

DATE

Tina Grande
Departmental Concurrence

Agenda Item No.: 1.2
Area Plan: Mead Valley
Zoning : North Perris Area
Supervisory District: FIRST
Project Planner: Ray Juarez

TENTATIVE TRACT MAP NO. 30592
SECOND EXTENSION OF TIME
Planning Commission: April 15, 2009
Applicant: Capstone Advisors

COUNTY OF RIVERSIDE PLANNING DEPARTMENT

PLANNING COMMISSION CONSENT CALENDAR STAFF REPORT

The applicant of the below listed tentative map has requested an extension of time to allow for recordation of a final map. The following will be presented to the Planning Commission as a consent calendar item. Unless specifically requested by the applicant at the time of consideration this item may not be discussed and is subject to action by the Commission under a single motion.

CEQA: The following map has conformed to the requirements of the California Environmental Quality Act. It has been determined that the individual map has one or more potentially significant environmental changes and may have a significant effect upon the environment.

GENERAL PLAN: Unless otherwise noted, the following map has been determined to be consistent with the General Plan and all of its elements.

ORDINANCE NO. 659: It has been determined that in order to insure public health, safety and welfare, the map listed below will be required to pay all fees in accordance with Ordinance No. 659.

BACKGROUND

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of eight (8) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The County Transportation Department is recommending the addition of five (5) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package is the correspondence from the Extension of Time applicant (dated 3/16/09) indicating the acceptance of the 13 conditions.

FURTHER PLANNING CONSIDERATIONS

EFFECT OF SB 1185: On July 15, 2008 Governor Schwarzenegger signed into law SB 1185, "which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps and allows local governments to approve an additional 12 month extension at their discretion".

TENTATIVE TRACT MAP NO. 30592
SECOND EXTENSION OF TIME
PC Staff Report: April 15, 2009
Page 2 of 2

Therefore, upon an approval action by the Planning Commission, a subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period without an appeal application, the tentative map's expiration date will become May 18, 2009 and will automatically gain benefit of the change to State law (SB 1185), and will, in fact, be extended until May 18, 2010. If a final map has not been recorded prior this date a third extension of time application for the approved tentative map must be filed.

ORIGINAL APPROVAL DATE: May 18, 2004

RECOMMENDATION:

APPROVAL, subject to all the previously approved Conditions of Approval, of the SECOND EXTENSION OF TIME REQUEST to May 18, 2009 for:

SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 30592 -
Applicant: Capstone Advisors – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Location: Westerly side of Interstate 215, southerly side of Rider Street and westerly side of Patterson Avenue – 32.5 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 32.5 acres into 131 single-family residential lots one (1) park site and one (1) open space lot – **REQUEST: EXTENSION OF TIME TO MAY 18, 2009 – SECOND EXTENSION.**

04/02/09
15:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 19 MAP - VIABLE LANDSCAPING EOT2

RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS."

10.PLANNING. 20 MAP - FRNT YRD LNDSCPING EOT2

RECOMMND

All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto).

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 26 MAP - GRAFFITI ABATEMENT EOT2

RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 27 MAP - UTILITY PLAN EOT2

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

04/02/09
15:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

50. PRIOR TO MAP RECORDATION

50.TRANS. 27 MAP - UTILITY PLAN EOT2 (cont.)

RECOMMND

purposes.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 26 MAP - LANDSCP PLOT PLAN EOT2

RECOMMND

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation 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, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department only. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Building & Safety Department.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.
EOT2

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27

MAP - PARKING/LNDSCP PLAN EOT2

RECOMMND

The land divider/permit holder shall file seven (7) sets of a hading, Parking, Fencing, Landscaping and Irrigation 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, Sections 19.300 through 19.304., 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. The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.

2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.

3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

04/02/09
15:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 MAP - PARKING/LNDSCP PLAN EOT2 (cont.)

RECOMMND

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
EOT2

80.PLANNING. 28 MAP - LNDSCPNG SECURITIES EOT2

RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.
EOT2

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 15 MAP - LNDSCP/IRRIG INSTLL EOT2

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy

04/02/09
15:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15

MAP - LNDSCP/IRRIG INSTLL EOT2 (cont.)

RECOMMND

permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP- LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. Costs associated with the Installation Inspection will be charged to the respective building permit.
EOT2

90.PLANNING. 16

MAP - SPECIMEN TREES EOT2

RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.
EOT2

90.PLANNING. 17

MAP - COMPLY W/LS PLANS EOT2

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LANDSCAPING/IRRIGATION INSTALLATION INSPECTIONS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.
EOT2

TRANS DEPARTMENT

90.TRANS. 4

MAP - LANDSCAPING EOT2

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated ,

04/02/09
15:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - LANDSCAPING EOT2 (cont.) RECOMMND

County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 5 MAP - GRAFFITI ABATEMENT EOT2 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 6 MAP - UTILITY INSTALL EOT2 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.

Griffin, Chantell

From: Brian Berning [berning@capstoneadvisors.com]
Sent: Monday, March 16, 2009 6:36 PM
To: Griffin, Chantell; Mark Hayden
Cc: Simmons, Kristina
Subject: RE: 3/5/09 LDC~Second Extension of Time
Attachments: image001.gif

Hi Chantell,

I wanted to write to inform you that CADO Perris LLC is in agreement to adding the below conditions to TM TR30592, APN 317-210-023. Could you let me know which planning hearing our case will be heard? Please feel free to contact me with any additional questions. Thanks

10.Planning. 19 Map – Viable Landscaping EOT2
10.Planning. 20 Map – Frnt Yrd Lndscping EOT2
50.Trans. 26 Map – Graffiti Abatement EOT2
50.Trans. 27 Map – Utility Plan EOT2
80.Planning. 26 Map – Landscp Plot Plan EOT2
80.Planning. 27 Map – Parking/Lndscp Plan EOT2
80.Planning. 28 Map – Lndspng Securities EOT2
90.Planning. 15 Map – Lndscp/Irrig Instll EOT2
90.Planning. 16 Map – Specimen Trees EOT2
90.Planning. 17 Map – Comply w/LS Plans EOT2
90.Trans. 4 Map – Landscaping EOT2
90.Trans. 5 Map – Graffiti Abatement EOT2
90.Trans. 6 Map – Utility Install EOT2

Brian Berning | Associate Vice President



Capstone Advisors
1545 Faraday Avenue
Carlsbad, California 92008
T (760) 804 6900 F (760) 804 6901
Berning@capstoneadvisors.com | www.capstoneadvisors.com

From: Griffin, Chantell [mailto:CGRIFFIN@rctlma.org]
Sent: Monday, March 09, 2009 9:45 AM
To: Mark Hayden
Cc: Brian Berning; Simmons, Kristina
Subject: RE: 3/5/09 LDC~Second Extension of Time

Please see the attached memo regarding TR 30592.

From: Mark Hayden [mailto:hayden@capstoneadvisors.com]
Sent: Sunday, March 08, 2009 4:06 PM
To: Griffin, Chantell
Cc: Brian Berning
Subject: FW: 3/5/09 LDC~Second Extension of Time

Chantell

Could you please give us an update on the EOT for TM 30592?

Mark Hayden | Director of Development



Capstone Advisors
1545 Faraday Avenue
Carlsbad, California 92008
T (760) 804 6900 F (760) 804 6903
hayden@capstoneadvisors.com | www.capstoneadvisors.com

From: Mark Hayden
Sent: Tuesday, March 03, 2009 11:30 AM
To: 'cgriffin@rctlma.org'
Cc: Brian Berning; Mike Debbas
Subject: FW: 3/5/09 LDC~Second Extension of Time

Chantell

As a follow up to my telephone message this morning I would like to confirm the status of our Extension of Time Request for TM 30592.

I am an associate of Brian Berning whom you have been corresponding with on this project. It is our interest to confirm that we are on the March 5th calendar as well as confirm that there is support for the EOT.

Would you please share the status of both via a return e-mail?

Thank you

Mark Hayden | Director of Development



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Carlsbad, California 92008
T (760) 804 6900 F (760) 804 6903
hayden@capstoneadvisors.com | www.capstoneadvisors.com

From: Brian Berning
Sent: Friday, February 06, 2009 1:56 PM
To: Mark Hayden; Mike Debbas
Subject: FW: 3/5/09 LDC~Second Extension of Time

Looks like it is going to 3/5/09 but it goes through agency reviews first. Not sure what will come of that.

Brian Berning | Associate Vice President



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1545 Faraday Avenue
Carlsbad, California 92008
T (760) 804 6900 F (760) 804 6901
Berning@capstoneadvisors.com | www.capstoneadvisors.com

From: Griffin, Chantell [mailto:CGRIFFIN@rctlma.org]
Sent: Friday, February 06, 2009 12:37 PM
To: Brian Berning
Subject: FW: 3/5/09 LDC~Second Extension of Time

Brian,

This case did not make the 2/19/09 LDC agenda. It has been scheduled for the March 5, 2009 LDC comment agenda. All LDC must have their review/comments completed and to me by March 5, 2009.

Thank you,

Chantell

From: Griffin, Chantell
Sent: Friday, February 06, 2009 12:35 PM
To: Baez, Ken; Brewer, Marc; Dan Wagner; Evenson, Dale; Fairhurst, Richard; Gaddie, David; Gonzalez, Sam; Gramlich, Rebecca; Jolliffe, Jerry; Jones, David; Khorashadi, Farah; Knutson, Jim; Littlejohn, Nancy; Lovelady, Kristi; Mares, David; Mooman, Shaheen; Neal, Greg; Riha, Matt; Ross, Rhonda; Rossi, Adrienne; Salhab, Marwan; Tsang, Kevin; Watkins, Teresa; Wynn, Jeffrey
Cc: Bowie, Desiree; Simmons, Kristina
Subject: 3/5/09 LDC~Second Extension of Time

Good Afternoon All,

This extension of time is being scheduled for the 3/5/09 LDC Comment agenda. Please ensure that you have completed your review and/or application of any recommended conditions on or before the 3/5/09 date. Also, please note TR 30592 has a minor change attached.

Rhonda, please schedule this Extension of Time for the 3/5/09 LDC Comment meeting.

The applicant's contact information is as follows:

Steve Howard
17 Corporate Plaza Dr., Ste. 200
Newport Beach, California 92660

949.955.3822 (Daytime Phone)
949.955.3824 (Fax)

Thank you,

*Chantell Griffin
Planning Commission Secretary*

951-955-3251

951-955-3157 (*Fax*)

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Griffin, Chantell

From: Brian Berning [berning@capstoneadvisors.com]
Sent: Friday, March 20, 2009 5:09 PM
To: Griffin, Chantell
Subject: Perris
Attachments: image001.gif; 2297_001.pdf

Hi Chantell,

Per our conversation, I have attached the grant deed showing that we CADO Perris, LLC, an entity controlled by Capstone Advisors, purchased the property on 12/30/08. Please let me know if you need any additional information. We have not retained Steve Howard as a consultant and therefore he shouldn't be conducting any work on this case.

Thanks and have a great weekend!

Brian Berning | Associate Vice President



Capstone Advisors
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Berning@capstoneadvisors.com | www.capstoneadvisors.com

From: canoncopier@capstoneadvisors.com [mailto:canoncopier@capstoneadvisors.com]
Sent: Friday, March 20, 2009 5:22 PM
To: Brian Berning
Subject: Attached Image

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RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
NATIONAL HOME REPAIR SERVICES
SUSAN L. ADKINS

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CADO Perris LLC
c/o Capstone Acquisitions, Inc.
1545 Faraday Avenue
Carlsbad, California 92008
Attn: Alex Zikakis

Tax Parcel Nos. 317-210-018-1, 317-210-022-
4 and 317-210-023-5

317-8264-29

TR 098-061

COPY of Document Recorded
on 12-30-08 as No. 676875
has not been compared with
original.
LARRY W. WARD
County Recorder
RIVERSIDE COUNTY CALIFORNIA

(Space Above for Recorder's Use)

GRANT DEED

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of transfer tax which is due by a separate statement which is not being recorded with this Grant Deed.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HOF FINANCIAL I, LLC, a Delaware limited liability company ("Grantor"), hereby grants to CADO PERRIS LLC, a California limited liability company ("Grantee") the following described real property in the unincorporated area, County of Riverside, State of California, described in Schedule "I" attached hereto.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

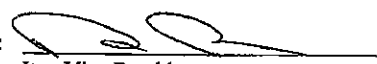
This conveyance is subject to all other matters of record affecting title.

IN WITNESS WHEREOF, the undersigned has caused its name to be affixed hereto and this instrument to be executed.

HOF FINANCIAL I, LLC,
a Delaware limited liability company

By: **HOUSING CAPITAL COMPANY,**
a Minnesota general partnership,
its sole member

By: **DFF FINANCIAL, INC.,**
a California corporation,
its Managing General Partner

By: 
Its: Vice President

State of California
County of Orange

On December 23, 2008 before me, Shannon Van Atta, ^{notary public} personally appeared David Prowse who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Shannon Van Atta (Seal)



EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the unincorporated area, County of Riverside,
State of California, described as follows:

PARCEL 1: (APN: 317-210-018-1)

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN
BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED
STATES GOVERNMENT SURVEY:

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED
PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH,
RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST
QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION
13; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF THE
NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID
SECTION 13, A DISTANCE OF 218.67 FEET TO A POINT ON THE
SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THE
LAND CONVEYED TO CHARLES R. WILKERSON AND STELLA C.
WILKERSON, HUSBAND AND WIFE AS JOINT TENANTS, BY
DEED RECORDED FEBRUARY 13, 1964 AS INSTRUMENT NO.
18135 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA, AND THE TRUE POINT OF BEGINNING; THENCE
CONTINUING WESTERLY ALONG THE SOUTHERLY LINE OF THE
NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID
SECTION 13, A DISTANCE OF 378.8 FEET; THENCE NORTHERLY
AND PARALLEL WITH THE EASTERLY LINE OF THE NORTHEAST
QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION
13, A DISTANCE OF 250 FEET TO THE SOUTHERLY LINE OF
THE LAND CONVEYED TO LORNE FROATS AND ANNE FROATS,
HUSBAND AND WIFE AS JOINT TENANTS, BY DEED RECORDED
JULY 18, 1963 AS INSTRUMENT NO. 75060 OF OFFICIAL
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE
EASTERLY ALONG THE SOUTHERLY LINE OF SAID LAND
CONVEYED TO LORNE FROATS, ET UX, 378.8 FEET TO THE
NORTHWEST CORNER OF SAID LAND CONVEYED TO CHARLES
R. WILKERSON, ET UX; THENCE SOUTHERLY ALONG THE
WESTERLY LINE OF SAID LAND CONVEYED TO CHARLES R.
WILKERSON, ET UX, AND ALONG THE SOUTHERLY

PROLONGATION OF THE WESTERLY LINE THEREOF, 250 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THE SOUTHERLY 20 FEET THEREOF;

RESERVING UNTO THE GRANTOR WITH THE RIGHT TO CONVEY TO OTHERS A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ROAD AND PUBLIC UTILITY PURPOSES, OVER AND ACROSS THE NORTHERLY 30 FEET OF THE ABOVE DESCRIBED PROPERTY.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AT A POINT WHICH IS 20 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH, ON SAID EAST LINE, 230 FEET TO A POINT THEREON; THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 218.67 FEET; THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER 230 FEET; THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER 218.67 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE LAND DESCRIBED AS PARCELS 1, 2 AND 3 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 1374 RECORDED MARCH 27, 1984 AS INSTRUMENT NO. 61929 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MAY 16, 1984 AS INSTRUMENT NO. 84-102964, OF OFFICIAL RECORDS.

PARCEL 2: (APN: 317-210-022-4 and 317-210-023-5)

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY;

EXCEPTING THEREFROM THE NORTHERLY 50 FEET CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEEDS RECORDED AUGUST 30, 1983, AS INSTRUMENT NO. 83-176740 AND OCTOBER 5, 1983, AS INSTRUMENT NO. 83-206241, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM ANY PORTION INCLUDED IN
TRACT 20037-1 AS SHOWN BY MAP ON FILE IN BOOK 193
PAGES 74 THROUGH 77 INCLUSIVE OF MAPS, RECORDS OF
RIVERSIDE COUNTY.

RECORDING REQUESTED BY:
FIRST AMERICAN TITLE COMPANY
NATIONAL HOMEBUILDER SERVICES
SUBDIVISION DEPARTMENT

RECORDING REQUESTED BY

FIRST AMERICAN TITLE NHS

AND WHEN RECORDED MAIL TO
HOF Financial I, LLC
3200 Bristol St., Ste 800
Costa Mesa, CA 92626

COPY of Document Recorded
on 12/23/08 as No. 676826
has not been compared with
original.
LARRY W. WARD
County Recorder
RIVERSIDE COUNTY CALIFORNIA

Order no. 3128264-29

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS HOF Financial I, LLC, a Delaware limited liability company was the original Trustor, First American Title Insurance Company the original Trustee, and Housing Capital Company the Beneficiary, under that certain Deed of Trust dated June 9, 2008 and recorded on June 16, 2008 as Instrument No. 2008-0327650, Official Records of the County of Riverside, State of California, and affecting the land described in said Deed of Trust, and

WHEREAS the undersigned Beneficiary desires to substitute a new Trustee under said Deed of Trust in place and stead of American Title Insurance Company, now therefore, the undersigned hereby substitutes (themselves, himself, herself) as Trustee under said Deed of Trust and does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the Estate now held by him thereunder.

DATE: December 23, 2008

HOUSING CAPITAL COMPANY,
a Minnesota general partnership

By: DFP FINANCIAL, INC.,
a California corporation,
its Managing General Partner

By: [Signature]
Its: Vice President

STATE OF CALIFORNIA
COUNTY OF Orange } ss.

On December 23, 2008 before me, Shannon Van Atta,
a notary public, personally appeared David Prouse,
who proved to me on the basis of satisfactory evidence to the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies); and that by his/her/their signature(s) on the instrument the person(s); or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature Shannon Van Atta



RESOLUTION

AT

RIDER & PATTERSON, LLC

On June 4, 2008, at Newport Beach, California, the Board of Directors approved and ratified the following:

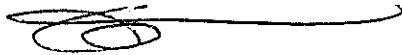
RESOLVED that David Gianulias, has certain rights and powers to execute on behalf of Rider and Patterson, LLC for Tract 30592, any and all applications (including Minor Change Application), subdivision improvements agreements and surety bonds (including extension of time and one-year maintenance agreements) as necessary within the County of Riverside.

FURTHER RESOLVED that Steve Howard, Carla Frakes, Louie Marano, and John Schutz are authorized representatives for submitting any necessary documents to the County of Riverside that relate to the subdivision and development of Rider and Patterson, LLC for Tract 30592.

Approved this 4th day of June, 2008

Rider & Patterson, LLC
a California limited liability company

By:



David Gianulias
Its: Managing Member

**ASSIGNMENT AND ASSUMPTION AGREEMENT
(RIDER & PATTERSON, LLC)**

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (this "Assignment") is entered into effective as of the 2nd day of January 2006 by and between G COMPANIES HOMEBUILDING, LLC, a California limited liability company ("Assignor") and HESTER DEVELOPMENT COMPANY, a California limited liability company ("Assignee").

RECITALS

A. Assignor is currently the sole member of Rider & Patterson, LLC, a California limited liability company ("Company").

B. Assignor wishes to assign to Assignee a forty-six and sixty-seven hundredths percent (46.67%) "Membership Interest" in the Company and all of Assignor's other rights, title and interest in, to and under that certain Operating Agreement of Rider & Patterson, LLC dated as of July 22, 2002 ("Operating Agreement") with respect to such assigned membership interests.

C. The Operating Agreement is attached hereto as **Exhibit "A."** All capitalized terms used herein and not otherwise defined herein have the meanings given them in the Operating Agreement.

NOW, THEREFORE, on the basis of the foregoing and for good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Assignment and Assumption

Effective as of the date hereof, Assignor hereby assigns, transfers and conveys to Assignee a forty-six and sixty-seven hundredths percent (46.67%) "Membership Interest" in the Company and all of Assignor's rights, title and interest in, to and under the Operating Agreement, with respect to such assigned membership interests including, without limitation any and all amounts in Assignor's Member's Capital Account with respect to such assigned membership interests. Also effective as of the date hereof, Assignee hereby assumes and takes an assignment of, all of Assignor's rights, duties, obligations, liabilities, title and interest in, to and under the Operating Agreement with respect to the membership interests assigned to it hereunder, whether now known or hereafter discovered and which are to be performed after or are incurred before the date hereof.

2. Representations and Warranties of Assignor

Assignor hereby represents, warrants and covenants to and for the benefit of Assignee as follows:

(a) Assignor has the full power and authority to enter into this Assignment and to perform all acts necessary or incidental thereto.

(b) Assignor has a one hundred percent (100%) membership interest in the Company and it is assigning to Assignee a forty-six and sixty-seven hundredths percent (46.67%) "Membership Interest" in the Company and all of its' rights, title and interest in, to and under the Operating Agreement with respect to such assigned Membership Interest, including, without limitation any and all amounts in its' Member's Capital Account, with respect to such Assigned Membership Interest.

3. Representations and Warranties of Assignee

Assignee hereby represents, warrants and covenants to and for the benefit of Assignor as follows:

(a) It has the full power and authority to perform its duties and obligations under this Assignment and Assumption Agreement.

(b) It has read and understands the Operating Agreement, including the provisions restricting further transfer of interests in the Company.

4. Miscellaneous

4.1 Entire Agreement, Amendments, No Waiver. This Assignment constitutes the entire agreement between the parties pertaining to the subject matter of this Assignment and supersedes all prior agreements, representations and understandings of the parties. No supplement, modification or amendment to this Assignment shall be binding unless in writing, unless signed by all parties hereto, and unless such writing expressly refers to this Assignment. No waiver of any provision of this Assignment shall be deemed a continuing waiver of such provision or a waiver of any other term or provision of this Assignment.

4.2 Attorneys' Fees. In the event any suit is instituted with respect to any dispute or disagreement under this Assignment, the prevailing party shall be reimbursed for all costs and expenses, including reasonable attorneys' fees, incurred with respect to such dispute, disagreement, or enforcement of such party's rights hereunder.

4.3 Governing Law and Venue. Irrespective of the place of execution or performance of this Assignment, this Assignment shall be construed in accordance with the laws of the State of California, and the sole and exclusive jurisdictional venue with all actions based, in whole or in part, upon this Assignment shall be Orange County, California which all parties agree is a convenient forum and venue.

4.4 Successors and Assigns. The terms and provisions of this Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective representatives, heirs, successors, and assigns. Neither party hereto may assign its rights or duties hereunder without the prior written consent of the other party hereto.

4.5 Interpretation. If any provision of this Assignment or the application thereof to any person or circumstance shall, for any reason, be held invalid, void or unenforceable in accordance with its terms by a court of competent jurisdiction, then the remaining provisions or the application of that provision to other persons and circumstances shall nevertheless continue in full force and effect to the fullest extent permitted by law. This Assignment shall be construed without regard to any presumption of other rule requiring construction against the party drafting a document. It shall be construed neither for nor against any party, but shall be given reasonable interpretation in accordance with the plain meaning of its terms and the expressed intent of the parties. The section titles or captions in this Assignment are for convenience only and shall not be deemed to be part of this Assignment. All exhibits attached hereto are incorporated herein by this reference as if set forth in full herein. There are no intended beneficiaries of this Assignment other than Assignor and Assignee. All pronouns and any variations of pronouns shall be deemed to refer to the masculine, feminine, or neuter, singular or plural, as the identity of the parties may require. Whenever the terms referred to herein are singular, the same shall be deemed to mean the plural, as the context indicates, and vice versa. The enumeration of certain particulars as included within the general language shall not restrict the scope or affect the generality of such language, and except as expressly otherwise provided herein, the term "include" shall mean "include, but shall not be limited to" and the term "including" shall mean "including, without limitation."

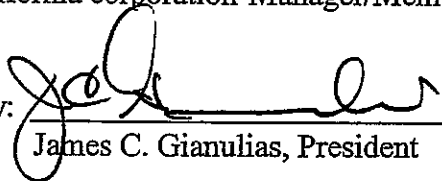
4.6 Counterparts and Telefacsimiles. This Assignment may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. A telefacsimile signature may be accepted and deemed to be an execution of this Assignment.

IN WITNESS WHEREOF, the parties have executed this Assignment effective as of the date set forth above.

"Assignor"

G COMPANIES HOMEBUILDING, LCC, a
California limited liability company

By: CAMEO HOMES,
a California corporation-Manager/Member

By: 
James C. Gianulias, President

“Assignee”

HESTER DEVELOPMENT COMPANY,
a California limited liability company

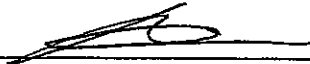
By: 
David Gianulias, Manager

Exhibit "A"

Operating Agreement of
RIDER & PATTERSON, LLC,
a California limited liability company

SEE ATTACHED.

**AMENDED AND RESTATED OPERATING AGREEMENT OF
RIDER & PATTERSON, LLC**

This Amended and Restated Operating Agreement ("**Agreement**") is effective as of January 6, 2006 with G COMPANIES HOMEBUILDING, LLC, a California limited liability company ("**GCH**") and Hester Development Company, a California limited liability company ("**Hester**") referred to individually as a "**Member**" and collectively as the "**Members**".

A. GCH formed Rider & Patterson, LLC (the "**Company**") under the Beverly-Killea Limited Liability Company Act ("**Act**") (California Corporations Code sections 17000-17705) pursuant to the Operating Agreement of Company entered into as of July 22, 2005 (the "**Original Operating Agreement**").

B. Concurrently herewith, GCH is assigning a forty-six and sixty-seven hundredths percent (46.67%) membership interest in the Company to Hester pursuant to an Assignment and Assumption Agreement.

C. The Members are entering into this Agreement in order to amend and restate the Original Operating Agreement and this Agreement amends and restates the Original Operating Agreement in its entirety .

NOW THEREFORE, the Members hereby agree as follows:

1. **CERTAIN DEFINITIONS.** The following capitalized terms used in this Agreement have the meanings specified in this Article or elsewhere in this Agreement and when not so defined shall have the meanings set forth in California Corporations Code section 17001.

1.1 "**Majority in Interest**" means a Member or Members whose Membership Interests represent more than 50 percent of the Membership Interests of all the Members.

1.2 "**Members**" (individually, "**Member**") means the persons named in the first paragraph of this Agreement and any person who otherwise acquires a Membership Interest, as permitted under this Agreement.

1.3 "**Membership Interest**" means, for each Member, all of the Member's rights and obligations with respect to the Member's interest in the Company. The amount of each

Member Membership Interest, relative to the Membership Interests of all Members, is expressed as a percentage on **Exhibit "B"** attached to this Agreement.

2. **ARTICLES OF ORGANIZATION.** The Articles of Organization ("**Articles**") of the Company are attached to this Agreement as **Exhibit "A"**.

2.1 **Name.** The name of the Company is RIDER & PATTERSON, LLC.

2.2 **Executive Office.** The principal executive office of the Company is at 1105 Quail Street, Newport Beach, California 92660, or such other place or places as may be determined by the Manager from time to time.

2.3 **Agent for Process.** The agent for service of process on the Company is James C. Gianulias. The Manager may from time to time change the Company's agent for service of process.

2.4 **Business of the Company.** Notwithstanding the purpose of the Company which is described in the Articles, the Company shall not engage in any business other than the business of real estate investment and development without the consent of all of the Members.

2.5 **Term.** The term of existence of the Company commenced on the date of filing the Articles with the California Secretary of State, and shall continue until February 1, 2041, unless sooner terminated by the provisions of this Agreement or as provided by law.

2.6 **Names and Addresses of Members.** The names and addresses of the Members are as set forth in **Exhibit "B"**.

2.7 **Manager.** The name and business address of the **Manager** is: G Companies Homebuilding, LLC, 1105 Quail Street, Newport Beach, California 92660.

3. **CAPITALIZATION.**

3.1 "**Capital Contribution**" of a Member means the amount of money and the Fair Market Value of any property (other than money) contributed to the Company (net of liabilities secured by such contributed property that the Company is considered to assume or take "subject to" under IRC section 752). "**Fair Market Value**" means, with respect to any item of property of the Company, the item's adjusted basis for federal income tax purposes, except as follows:

(a) The Fair Market Value of any property contributed by a Member to the Company shall be the value of such property, as mutually agreed by the contributing Member and the Company;

(b) The Fair Market Value of any item of Company property distributed to any Member shall be the value of such item of property on the date of distribution, as mutually agreed by the distributee Member and the Company; and

(c) Fair Market Value for purposes of Subsection 8.7 shall be as determined under that Subsection.

Each Member shall contribute to the capital of the Company as the Member's Capital Contribution the money and property specified in **Exhibit "B"** to this Agreement. A Capital Contribution shall not be deemed a loan. Unless otherwise agreed in writing by all Members, no Member shall be required to make additional Capital Contributions or to guarantee any loan.

3.2 If a Member fails to make a required Capital Contribution within 30 days after it is due, that Member's entire Membership Interest shall terminate and that Member shall indemnify and hold the Company and the other Members harmless from any loss, cost, or expense, including reasonable attorneys' fees caused by the failure to make such Capital Contribution.

3.3 **Additional Capital.** Should the Manager determine at any time, and from time to time, in its sole discretion, that additional funds are required beyond the capital contributions set forth in Exhibit "B", GCH shall have the right, but not the obligation, to contribute such additional funds ("**Excess Capital Contribution**"). Any Excess Capital Contribution shall be credited to the Capital Account of GCH and shall earn a cumulative, preferred return from the date of contribution in the amount of ___% per annum (the "**Preferred Return**"). The Preferred Return shall be distributed as provided for in Section 4. GCH shall, at any time after six months following the contribution of an Excess Capital Contribution, have the right to demand, by written notice, that the other Members contribute to the Company amounts equal to their respective pro rata portions (based upon the Membership Interests of all Members, including GCH) of the Excess Capital Contribution within 30 days of receipt of such notice. The amount of such contributions by the other Members shall be immediately distributed by the Company to GCH as a return of its Excess Capital Contribution. Upon receipt of such distribution, no further Preferred Return shall be earned by GCH on the returned Excess Capital Contribution.

3.4 An individual **Capital Account** shall be maintained for each Member consisting of that Member's Capital Contribution, (1) increased by that Member's share of Profits, (2) decreased by that Member's share of Losses, and (3) adjusted as required in accordance with applicable provisions of the Internal Revenue Code of 1986, as amended, ("**Code**") and Regulations. "**Regulations**" means the income tax regulations promulgated by the United States Department of the Treasury for the purpose of interpreting and applying the provisions of the Code, as they may be amended from time to time, including corresponding provisions of applicable successor regulations.

3.5 A Member shall not be entitled to withdraw any part of the Member's Capital Contribution or to receive any distributions, whether of money or property from the Company except as provided in this Agreement.

3.6 No interest shall be paid on funds or property contributed to the capital of the Company or on the balance in a Member's Capital Account, except as provided for in this Agreement.

3.7 A Member shall not be bound by, or be personally liable for, the expenses, liabilities, or obligations of the Company except as otherwise provided in the Act or in this Agreement.

3.8 No Member shall have priority over any other Member, with respect to the return of a Capital Contribution, or distributions or allocations of income, gain, losses, deductions, credits, or items thereof, except as may be expressly provided for in this Agreement.

4. ALLOCATIONS AND DISTRIBUTIONS.

4.1. Profits and Losses. "**Profits and Losses**" means, for each fiscal year or other period specified in this Agreement, an amount equal to the Company's taxable income or loss for such year or period, determined in accordance with Code section 703(a). The Profits and Losses of the Company and all items of Company income, gain, loss, deduction, or credit shall be allocated, for Company book purposes and for tax purposes as follows: (i) first, any gain shall be allocated to GCH to the extent that GCH has received cash on account of the Preferred Return, (ii) then all such items shall be allocated to the Members in accordance with the Members' Membership Interests.

4.2. If any Member unexpectedly receives any adjustment, allocation, or distribution described in Regulations sections 1.704-1(b)(2)(ii)(d)(4), 1.704-1(b)(2)(ii)(d)(5),

or 1.704-1(b)(2)(ii)(d)(6), items of Company gross income and gain shall be specially allocated to that Member in an amount and manner sufficient to eliminate any deficit balance in the Member's Capital Account created by such adjustment, allocation, or distribution as quickly as possible. Any special allocation under this subsection shall be taken into account in computing subsequent allocations of Profits and Losses so that the net amount of allocations of income and loss and all other items shall, to the extent possible, be equal to the net amount that would have been allocated if the unexpected adjustment, allocation, or distribution had not occurred. The provisions of this subsection and the other provisions of this Agreement relating to the maintenance of Capital Accounts are intended to comply with Regulations sections 1.704-1(b) and 1.704-2 and shall be interpreted and applied in a manner consistent with such Regulations.

4.3. Any unrealized appreciation or unrealized depreciation in the values of Company property distributed in kind to all the Members shall be deemed to be Profits or Losses realized by the Company immediately prior to the distribution of the property and such Profits or Losses shall be allocated to the Members' Capital Accounts in the same proportions as Profits are allocated under the subsection entitled Profits and Losses above. Any property so distributed shall be treated as a distribution to the Members to the extent of the Fair Market Value of the property less the amount of any liability secured by and related to the property. Nothing contained in this Agreement is intended to treat or cause such distributions to be treated as sales for value. For the purposes of this subsection, "unrealized appreciation" or "unrealized depreciation" shall mean the difference between the Fair Market Value of such property and the Company's basis for such property.

4.4. "Economic Interest" means a person's right to share in the income, gains, losses, deductions, credit or similar items of, and to receive distributions from, the Company, but does not include any other rights of a Member, including the right to vote or to participate in management. In the case of a Transfer of an Economic Interest during any fiscal year, the assigning Member ("Assigning Member") and the assignee ("Assignee") shall each be allocated the Economic Interest's share of Profits or Losses based on the number of days each held the Economic Interest during that fiscal year. "Transfer" means, with respect to a Membership Interest, or any element of a Membership Interest, any sale, assignment, gift, Involuntary Transfer, or other disposition of a Membership Interest or any element of such a Membership Interest, directly or indirectly, other than an Encumbrance that is expressly permitted under this Agreement. "Involuntary Transfer" means, with respect to any Membership Interest, or any element thereof, any Transfer or Encumbrance (as defined in the Section entitled Transfers of Membership Interests), whether by operation of law, pursuant to court order, foreclosure of a security interest, execution of a judgment or other legal process, or otherwise, including a purported transfer to or from a trustee in bankruptcy, receiver, or assignee for the benefit of creditors.

4.5. **"Capital Event"** means a sale or disposition of any of the Company's capital assets, the receipt of insurance and other proceeds derived from the involuntary conversion of Company property, the receipt of proceeds from a refinancing of Company property, or a similar event with respect to Company property or assets. **"Available Cash"** means all net revenues from the Company's operations, including net proceeds from all sales, refinancings, and other dispositions of Company property that the Manager, in its sole discretion, deems in excess of the amount reasonably necessary for operating the Company, including debt reduction and reserves for repairs, replacements, improvements and contingencies. All Available Cash resulting from the normal business operations of the Company and from a Capital Event shall be distributed at such times as the Manager shall determine.

4.6 If the proceeds from a sale or other disposition of a Company asset consist of property other than cash, the value of such property shall be as determined by the Manager. Such noncash proceeds shall then be allocated among all the Members in the same manner as distribution of Available Cash.

4.7 Distribution of Available Cash and Other Assets by the Company. All Available Cash resulting from the normal business operations of the Company and from Capital Events shall be distributed as follows: (i) first, to GCH in the cumulative amount of the accrued Preferred Return, (ii) second, to GCH in the amount of the unreturned Excess Capital Contribution, (iii) third, to the Members in proportion to, and in reduction of, their unreturned capital contributions until each Member has recovered his entire capital contribution, and (iv) then among the Members in proportion to their Membership Interests.

4.8. Final Allocations and Distributions. Notwithstanding any other provisions of this Agreement to the contrary, when there is a distribution in liquidation of the Company, or when any Member's interest is liquidated, all items of income and loss first shall be allocated to the Members' Capital Accounts under this Section, and other credits and deductions to the Members' Capital Accounts shall be made before the final distribution is made. The final distribution to the Members shall be made to the Members to the extent of and in proportion to their positive Capital Account balances.

5. MANAGEMENT.

5.1. The business of the Company shall be managed by the Manager. Unless otherwise provided in this Agreement, all decisions concerning the management of the Company's business shall be made by the Manager.

5.2 The Manager shall serve until the earlier of, (i) the Manager's resignation, death or disability, (ii) the Manager's removal by a Majority in Interest, which may be done with or without cause, or (iii) the expiration of the Manager's term, if a term has been designated by a Majority in Interest. A new Manager may be appointed by a Majority in Interest on the occurrence of any of the foregoing.

5.3. The Manager shall have the duties set forth in this Section above. Notwithstanding this, the Manager shall not take any of the following actions on behalf of the Company unless a Majority in Interest has consented to the taking of such action (which consent may be in writing and shall not require a meeting or notice thereof to all Member in advance of such consent).

(a) Any act that would make it impossible to carry on the ordinary business of the Company;

(b) Confession of a judgement against the Company;

(c) Dissolution of the Company;

(d) Disposition of all or a substantial part of the Company's assets not in the ordinary course of business;

(e) Incurring any debt in excess of \$100,000;

(f) Incurring any contractual obligation or making any capital expenditure in the amount of more than \$ 100,000.

(g) Filing a petition in bankruptcy or entering into an arrangement among creditors; and

(h) Entering into any transaction constituting a "reorganization" within the meaning of Corporations Code 17600.

5.4 The Manager need not be a Member. A Majority in Interest may provide for officers of the Company and for their election, and may establish and alter the powers, duties, and compensation of the officers.

5.5 It is acknowledged that the Manager has other business interests. The Manager shall devote such time to the conduct of the business of the Company as the Manager, in the Manager's good faith and discretion, deems necessary.

5.6 The Manager shall be entitled to reimbursement of all expenses reasonably incurred by the Manager in the performance of the Manager's duties.

5.7 All assets of the Company, whether real or personal, shall be held in the name of the Company. All funds of the Company shall be deposited in one or more accounts with one or more recognized financial institutions in the name of the Company, at such locations as shall be determined by the Manager. Withdrawal from such accounts shall require the signature of the Manager, or such person or persons as the Manager may designate.

6. ACCOUNTS AND RECORDS.

6.1 Complete books of account of the Company's business, in which each Company transaction shall be fully and accurately entered, shall be kept at the Company's principal executive office and shall be open to inspection and copying by each Member or the Member's authorized representatives on reasonable notice during normal business hours. The costs of such inspection and copying shall be borne by the Member.

6.2 Financial books and records of the Company shall be kept on the cash method of accounting, which shall be the method of accounting followed by the Company for federal income tax purposes. A balance sheet and income statement of the Company shall be prepared promptly following the close of each fiscal year in a manner appropriate to and adequate for the Company's business and for carrying out the provisions of this Agreement. The fiscal year of the Company shall be January 1 through December 31.

6.3. At all times during the term of existence of the Company, and beyond that term if a Majority in Interest deem it necessary, the Manager shall keep or cause to be kept the books of account referred to in Subsection 6.2, and the following:

- (a) A current list of the full name and last known business or residence address of each Member, together with the Capital Contribution and the share in Profits and Losses of each Member;
- (b) A copy of the Articles of Organization, as amended;
- (c) Copies of the Company's federal, state, and local income tax or information returns and reports, if any, for the six most recent taxable years;
- (d) Executed counterparts of this Agreement, as amended;

(e) Any powers of attorney under which the Articles of Organization or any amendments thereto were executed;

(f) Financial statements of the Company for the six most recent fiscal years; and

(g) The books and records of the Company as they relate to the Company's internal affairs for the current and past four fiscal years.

6.4 Within 90 days after the end of each taxable year of the Company the Manager shall send to each of the Members all information necessary for the Members to complete their federal and state income tax or information returns, and a copy of the Company's federal, state, and local income tax or information returns for such year.

7. MEMBERS AND VOTING.

7.1. There shall be only one class of Membership and no Member shall have any rights or preferences in addition to or different from those possessed by any other Member. Each Member shall vote in proportion to the Member's Membership Interest as of the governing record date, determined in accordance with the Subsection below entitled "Record Date". "Vote" means a written consent or approval, a ballot cast at a Meeting, or a voice vote. Any action that may or that must be taken by the Members shall be by a Majority in Interest, except that the following actions shall each require the unanimous vote of the Members:

(a) the transfer of a Membership Interest and the admission of the Assignee as a Member of the Company;

(b) approval of the Encumbrance of any Membership Interest;

(c) any amendment of the Articles of Organization or this Agreement;

(d) compromise of the obligation of a Member to make a Capital Contribution; or,

(e) changing the nature of the principal business of the Company;

7.2 The Members are not required to hold meetings. In the event that Members wish to hold a formal meeting ("Meeting") for any reason, the following procedures shall apply:

(1) Any Member may call a Meeting of the Members by giving notice of the time and place of the Meeting at least 48 hours prior to the time of the holding of the Meeting. The notice need not specify the purpose of the Meeting, or the location if the Meeting is to be held at the principal executive office of the Company.

(2) A Majority in Interest shall constitute a quorum for the transaction of business at any Meeting of the Members.

(3) The transactions of the Members at any Meeting, however called or noticed, or wherever held, shall be as valid as though transacted at a Meeting duly held after call and notice if a quorum is present and if, either before or after the Meeting, each Member not present signs a written waiver of notice, a consent to the holding of the Meeting, or an approval of the minutes of the Meeting.

(4) Members may participate in the Meeting through the use of a conference telephone or similar communications equipment, provided that all Members participating in the Meeting can hear one another.

(5) Any action required or permitted to be taken by the Members under this Agreement may be taken without a Meeting if a Majority in Interest individually or collectively consent in writing to such action.

(6) The Manager shall keep or cause to be kept with the books and records of the Company full and accurate minutes of all Meetings, notices, and waivers of notices of Meetings, and all written consents in lieu of Meetings.

7.3 Record Date. The record date for determining the Members entitled to notice of any Meeting, to vote, to receive any distribution, or to exercise any right in respect of any other lawful action, shall be the date set by the Manager, provided that such record date shall not be more than 60, nor less than 10 days prior to the date of the Meeting, nor more than 60 days prior to any other action. In the absence of any action setting a record date the record date shall be determined in accordance with California Corporations Code section 17104(k). At all Meetings of Members, a Member may Vote in person or by Proxy. Such Proxy shall be filed with any Member before or at the time of the Meeting, and may be filed by facsimile transmission to a Member at the principal executive office of the Company or such other address as may be given by a Majority in Interest to the Members for such purposes. "Proxy" has the meaning set forth in the first paragraph of California Corporations Code section 17001(ai). A Proxy may not be transmitted orally.

8. TRANSFERS OF MEMBERSHIP INTERESTS.

8.1 Withdrawal of a Member. A Member may withdraw from the Company at any time by giving notice of withdrawal to the Manager and all other Members at least 180 calendar days before the effective date of withdrawal. Withdrawal shall not release a Member from any obligations and liabilities under this Agreement accrued or incurred before the effective date of withdrawal. A withdrawing Member shall divest the Member's entire Membership Interest before the effective date of withdrawal in accordance with the transfer restrictions and option rights set forth below.

8.2 No Transfer or Encumbrance. Except as expressly provided in this Agreement, a Member shall not Transfer any part of the Member's Membership Interest, whether now owned or hereafter acquired, unless (1) the other Members unanimously approve the transferee's admission to the Company as a Member upon such Transfer and (2) the Membership Interest to be transferred, when added to the total of all other Membership Interests transferred in the preceding 12 months, will not cause the termination of the Company under the Code. No Member may cause or permit any Encumbrance of all or any part of the Member's Membership Interest in the Company unless such Encumbrance has been approved in writing by all the other Members. "Encumbrance" means, with respect to any Membership Interest, or any element thereof, a mortgage, pledge, security interest, lien, proxy coupled with an interest (other than as contemplated in this Agreement), option, or preferential right to purchase. Any Transfer or Encumbrance of a Membership Interest without such approval shall be void. Notwithstanding any other provision of this Agreement to the contrary, a Member who is a natural person may transfer all or any portion of his or her Membership Interest to any revocable trust created for the benefit of the Member, or any combination between or among the Member, the Member's spouse, and the Member's issue; provided that the Member is a trustee of the trust, retains a beneficial interest in the trust, and retains all of the Voting Interest included in such Membership Interest. A transfer of a Member's entire beneficial interest in such trust or failure to retain such Voting Interest shall be deemed a Transfer of a Membership Interest. "Voting Interest" means, with respect to a Member, the right to vote or participate in management and any right to information concerning the business and affairs of the Company provided under the Act, except as limited by the provisions of this Agreement. A Member's Voting Interest shall be directly proportional to that Member's Membership Interest.

8.3 Events Triggering Option to Purchase. On the happening of any of the following events with respect to a Member, the Company and the other Members shall have the option to purchase all or any portion of the Membership Interest in the Company of such Member ("Selling Member") at the price and on the terms provided in Subsection 8.7:

- (a) the death or incapacity of a Member;
- (b) the bankruptcy of a Member;
- (c) the merger or dissolution and winding up of a corporate, partnership, or limited liability company Member, as a result of which the Member does not survive as an entity;
- (d) the withdrawal of a Member; or
- (e) except for the events stated in Subsection 8.4, the occurrence of any other event that is, or that would cause, a Transfer in contravention of this Agreement.

Each Member agrees to promptly give notice of such an event to all other Members.

8.4 Notwithstanding any other provisions of this Agreement:

(a) Dissolution of Marriage. If, in connection with the divorce or dissolution of the marriage of a Member, any court issues a decree or order that transfers, confirms, or awards a Membership Interest, or any portion thereof, to that Member's spouse (an "Award"), then, notwithstanding that such transfer would constitute an unpermitted Transfer under this Agreement, that Member shall have the right to purchase from his or her former spouse the Membership Interest, or portion thereof, that was so transferred, and such former spouse shall sell the Membership Interest or portion thereof to that Member pursuant to Subsection 8.5. If the Member has failed to consummate the purchase within 180 days after the Award, the Company and the other Members shall have the option to purchase from the former spouse the Membership Interest or portion thereof pursuant to Subsection 8.5; provided that the option period shall commence 181 days after the date of actual notice of the Award.

(b) Death of Spouse. If, by reason of the death of a spouse of a Member, any portion of a Membership Interest is transferred to a Transferee other than (1) that Member or (2) a trust created for the benefit of that Member (or for the benefit of that Member and any combination between or among the Member and the Member's issue) in which the Member is the sole Trustee and the Member, as Trustee or individually, possesses all of the Voting Interest (as defined above in this Section) included in that Membership Interest, then the Member shall have the right to purchase the Membership Interest or portion thereof from the estate or other successor of his or her deceased spouse or Transferee of such deceased spouse, and the estate, successor, or Transferee shall sell the Membership Interest or portion

thereof pursuant to Subsection 8.5. If the Member has failed to consummate the purchase within 180 days after the date of death, the Company and the other Members shall have the option to purchase from the estate or other successor of the deceased spouse the Membership Interest or portion thereof pursuant to Subsection 8.5; provided that the option period shall commence 181 days after the date of actual notice of the death.

8.5 Option to Purchase. On the receipt of notice by the Manager as contemplated by Subsection 8.1, and on receipt of actual notice of any event set forth in Subsection 8.3, the Company shall have the option, for a period ending 30 calendar days following the determination of the purchase price as provided in Subsection 8.7, to purchase the Membership Interest to which the option relates, at the price and on the terms provided in Subsection 8.7, and the other Members, pro rata in accordance with their prior Membership Interests, shall then have the option, for a period of 30 days thereafter, to purchase the Membership Interest not purchased by the Company, on the same terms and conditions as apply to the Company. If all other Members do not elect to purchase the entire remaining Membership Interest, then the Members electing to purchase shall have the right, pro rata in accordance with their prior Membership Interest, to purchase the additional Membership Interest available for purchase. The transferee of any Membership Interest that is not purchased shall hold such Membership Interest subject to all of the provisions of this Agreement.

8.6 No Member shall participate in any vote or decision in any matter pertaining to the disposition of that Member's Membership Interest.

8.7 The purchase price of the Membership Interest that is the subject of an option under this Agreement shall be the Fair Market Value of such Membership Interest as determined under this Subsection. The Selling Member and purchasing parties shall make an effort to mutually agree on the Fair Market Value. If the parties are unable to so agree within 30 days of the date on which the option is first exercisable (the "Option Date"), then, within 40 days of the Option Date, the Selling Member shall appoint an appraiser and the purchasing party(s) shall appoint an appraiser. If either of the parties fails to appoint an appraiser within the time allowed then the other party shall have the right to also appoint the second appraiser. The two appraisers shall within 5 days, agree on and appoint an additional appraiser. Each party shall pay for the services of the appraiser selected by it, plus half of the fee charged by the third appraiser.

(a) No person shall be appointed or designated an appraiser unless he is then a Member of the American Institute of Appraisers and has had a minimum of 5 years of experience appraising commercial properties and residential development subdivisions in and around Riverside County, California.

(b) The appraisers shall, without consulting one another, conduct independent appraisals of the value in place (not highest and best use) of the real property assets held by the Company within 60 days after the appointment of all appraisers.

(c) The determination of the appraiser whose appraisal is neither highest nor lowest shall be binding and conclusive.

(d) Within 30 days following a determination of value of the real property of the Company, an accounting of the total value of the Selling Member's interest in the Company shall be finalized, based on the Selling Member's Economic Interest percentage, and the appraisers' determination of value of the Company real property, and the book value of all other assets (other than unamortized loan fees, leasing commissions and similar items) and personal property of the Company, less all liabilities of the Company. The value of the Selling Member's interest shall be determined as if the Company had been dissolved and was being wound up by a sale on the open market of all Company property (as a going concern if appropriate), and with a final distribution of funds upon termination as provided for in this Agreement. The option purchase price as so determined shall be payable in cash within 60 days after determination of the purchase price.

8.8 Except as expressly permitted under Subsection 8.2., a prospective transferee (other than an existing Member) of a Membership Interest may be admitted as a Member with respect to such Membership Interest ("**Substituted Member**") only, (1) on the unanimous vote of the other Members in favor of the prospective transferee's admission as a Member, and (2) on such prospective transferee's executing a counterpart of this Agreement as a party hereto. Any prospective transferee of a Membership Interest shall be merely an Assignee, and therefore the owner of only an Economic Interest, until such prospective transferee has been admitted as a Substituted Member.

8.9 Any person admitted to the Company as a Substituted Member shall be subject to all provisions of this Agreement.

8.10 The initial sale of Membership Interests has not been qualified or registered under the securities laws of any state, or registered under the Securities Act of 1933, as amended, in reliance upon exemptions from the registration provisions of those laws. No attempt has been made to qualify the offering and sale of Membership Interests to Members under the California Corporate Securities Law of 1968, as amended. Notwithstanding any other provision of this Agreement, Membership Interests may not be Transferred or encumbered unless registered or qualified under applicable state and federal securities law or unless, in the opinion of legal counsel satisfactory to the Company, such qualification or

registration is not required. The Member who desires to transfer a Membership Interest shall be responsible for all legal fees incurred in connection with said opinion.

9. DISSOLUTION AND WINDING UP.

9.1. The Company shall be dissolved on the first to occur of the following events:

(a) On the happening of any of the events that trigger the option to purchase under subsection 8.3; provided, however, that the remaining Members may, by the Vote of a Majority in Interest within 90 days of the happening of that event, Vote to continue the Company, in which case the Company shall not dissolve. If the remaining Members fail to so vote, the remaining Members shall wind up the Company. For purposes of this Paragraph (a), in determining a Majority in Interest, the Membership Interest of the Member who has died, become incapacitated, withdrawn, or who has become bankrupt or dissolved shall not be taken into account.

(b) The expiration of the term of existence of the Company.

(c) The written agreement of all Members to dissolve the Company.

(d) The sale or other disposition of substantially all of the Company assets.

(e) Entry of a decree of judicial dissolution pursuant to California Corporations Code section 17351.

9.2. On the dissolution of the Company, the Company shall engage in no further business other than that necessary to wind up the business and affairs of the Company. The Members who have not wrongfully dissolved the Company shall wind up the affairs of the Company. The persons winding up the affairs of the Company shall give written notice of the commencement of winding up by mail to all known creditors and claimants against the Company whose addresses appear in the records of the Company. After paying or adequately providing for the payment of all known debts of the Company (except debts owing to Members) the remaining assets of the Company shall be distributed or applied in the following order of priority:

(a) To pay the expenses of liquidation.

(b) To repay outstanding loans from Members. If there are insufficient funds to pay such loans in full, each Member shall be repaid in the ratio that the Member's respective loan, together with interest accrued and unpaid thereon, bears to the total of all such loans from Members, including all interest accrued and unpaid on those loans. Such repayment shall first be credited to unpaid principal due and the remainder shall be credited to accrued and unpaid interest.

(c) Among the Members in accordance with the provisions of Subsection 4.8.

9.3. Each Member shall look solely to the assets of the Company for the return of the Member's investment, and if the Company property remaining after the payment or discharge of the debts and liabilities of the Company is insufficient to return the investment of any Member, such Member shall have no recourse against any other Members for indemnification, contribution, or reimbursement.

10. ARBITRATION.

10.1 Except as otherwise provided in this Agreement, any controversy between the parties arising out of this Agreement shall be submitted to the American Arbitration Association for arbitration under its Commercial Arbitration Rules in Orange County, California. The costs of the arbitration, including any American Arbitration Association administration fee, the arbitrator's fee, and costs for the use of facilities during the hearings, shall be borne equally by the parties to the arbitration. Attorneys' fees may be awarded to the prevailing or most prevailing party at the discretion of the arbitrator. The provisions, of the California Code of Civil Procedure, including without limitation Sections 1282.6, 1283, and 1283.05, apply to the arbitration. The arbitrator shall not have any power to alter, amend, modify or change any of the terms of this Agreement nor to grant any remedy which is either prohibited by the terms of this Agreement, or not available in a court of law. The arbitrator shall have the power to grant provisional remedies. The arbitrator shall have no power or authority to award, and the parties hereby waive their rights to, punitive damages. Initiation of, or appearance in, any court of law or other tribunal shall not be deemed to be a waiver of a party's rights to arbitrate all disputes under this Agreement. Judgement on the award rendered by the arbitrator may be entered in any court having jurisdiction.

10.2 Notwithstanding anything herein to the contrary, in any arbitration in which the amount of the award exceeds \$100,000, the arbitrator shall be required to make specific, written findings of fact and conclusions of law. In such arbitrations, (i) the arbitrator shall be required to apply the substantive law of the state of California, (ii) the arbitrator shall not have the power to make any award which is not supported by substantial evidence or which

is based on legal error, (iii) an award shall not be binding on the parties unless the findings of fact are supported by substantial evidence and the conclusions of law are not erroneous under substantive California law, and (iv) the parties shall have the right to judicial review of, (1) whether the findings of fact rendered by the arbitrator are supported by substantial evidence, and (2) whether the conclusions of law are erroneous under the substantive law of California. Judgement confirming an award in such a proceeding may be entered only if a court determines the award is supported by substantial evidence and not based on legal error.

11. INDEMNIFICATION.

The Company shall have the power to indemnify any person who was or is a party, or who is threatened to be made a party, to any Proceeding by reason of the fact that such person was or is a Member, Manager, officer, employee, or Trustee of the Company (collectively "**Indemnified Parties**" and individually an "**Indemnified Party**"), or by reason of such person's actions or failures to act in such capacity, against expenses, judgments, fines, settlements, attorneys' and experts' fees and other amounts (collectively "**Expenses**") actually and reasonably incurred by such person in connection with such proceeding, if such person acted in good faith and in a manner that such person reasonably believed to be in the best interests of the Company, and, in the case of a criminal proceeding, such person had no reasonable cause to believe that the person's conduct was unlawful. The termination of any proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner that such person reasonably believed to be in the best interests of the Company, or that the person had reasonable cause to believe that the person's conduct was unlawful. "Expenses", as used in this Section also includes the expenses of establishing a right to indemnification.

To the extent that an Indemnified Party, (1) is or was acting in the capacity of a Manager with respect to the subject matter of the Proceeding, or, (2) has been successful on the merits in defense of any Proceeding, or in defense of any claim, issue, or matter in any such Proceeding, the Indemnified Party shall be indemnified against Expenses actually and reasonably incurred in connection with the Proceeding. In all other cases, indemnification shall be provided by the Company only if authorized in the specific case by a Majority in Interest.

"Trustee" as used in this Subsection shall mean only a trustee or other fiduciary of a plan, trust, or other entity or arrangement described in California Corporations Code section 207(f).

"Proceeding" as used in this Subsection means any threatened, pending, or completed action or proceeding, whether civil, criminal, administrative, or investigative.

Expenses of each Indemnified Party actually and reasonably incurred in connection with the defense or settlement of a proceeding may be paid by the Company in advance of the final disposition of such proceeding, as authorized by the Manager, or if the Manager is seeking indemnification, by a Majority in Interest, upon receipt of an undertaking by such person to repay such amount unless it shall ultimately be determined that such person is entitled to be indemnified by the Company.

12. OTHER BUSINESS ACTIVITIES. Except as provided in this Agreement, no provision of this Agreement shall be construed to limit in any manner the Members in the carrying on of their own respective businesses or activities.

13. NO AGENCY. Except as provided in this Agreement, no provision of this Agreement shall be construed to constitute a Member, in the Member's capacity as such, the agent of any other Member.

14. ENTIRE AGREEMENT. This Agreement, together with the documents and exhibits referred to herein, embodies the entire understanding among the Members, merges all prior discussions or communications among them and constitutes the final, complete and exclusive statement of the terms of the Members' agreement. No party shall be bound by representations, arrangements or understandings other than as expressly stated in this Agreement or as subsequently set forth in an amendment of this Agreement signed by all of the Members.

15. BINDING EFFECT. Subject to the provisions herein restricting transfers and assignments, this Agreement shall be binding upon and inure to the benefit of all of the Members and their executors, administrators, devisees, heirs, representatives, permitted assigns and other successors.

16. NO THIRD PARTY BENEFICIARIES. The Members intend that nothing contained in this Agreement shall create or vest any rights in any individuals or entities who are not Members. Any agreement herein to pay any amount of money or to assume any liability, whether expressed or implied, shall be only for the benefit of the Members and their approved assignees, and such agreements and assumptions shall not enure to the benefit of any obligee of any indebtedness of a Member, nor to any other party.

17. INDEPENDENT ADVICE OF COUNSEL. The Members, and each of them, represent and declare that in negotiating and executing this Agreement they have relied solely

upon their own judgement, belief and knowledge, and the advice and recommendations of their own consultants and independently selected legal counsel, concerning the nature, extent and duration of their rights and obligations under this Agreement, and that they have not been influenced by any representations or statements made by any other Members or their representatives, except as otherwise expressly set forth in this Agreement.

18. EXHIBITS. All Exhibits to which references are made are deemed incorporated in this Agreement whether or not actually attached, and this Agreement shall be valid and binding notwithstanding the subsequent attachment of Exhibits. Any Exhibits not attached to the Agreement at the time of its original execution shall, upon attachment, have the same force and effect as if attached at the time of first execution.

19. SEVERABILITY. In the event that any provision or any part of any provision of this Agreement as applied to any party or to any circumstance shall be adjudged by a court of competent jurisdiction to be void or unenforceable for any reason whatsoever, then such provision shall in no way affect (1) any other provisions of this Agreement, which shall be modified, if necessary, to the minimum extent necessary to preserve their validity, (2) the application of any such provision under circumstances different from those adjudicated as unenforceable by the court, or (3) the validity or enforceability of the Agreement as a whole.

20. NOTICES. Unless otherwise provided herein, any notice to be given or other document to be delivered by any party to another hereunder shall be delivered by messenger, by next day delivery service or in person, or may be deposited in the United States mail, certified, return receipt requested, with postage prepaid and addressed to the party to whom it is intended at the address shown in Exhibit "B". Any party may from time to time, by written notice to the other, designate a different address which shall be substituted for the address specified above. If any notice or other document is sent by mail as specified above, the same shall be deemed delivered on the third business day after date of postmark.

21. TIME IS OF THE ESSENCE. The Members acknowledge and agree that the times specified herein have been selected because prompt performance of all obligations is a material part of the bargained-for consideration underlying this Agreement, and without which this Agreement would not have been executed. Time is of the essence.

22. AUTHORITY. Each of the Members covenants, represents and warrants to and with the others that it has all authority necessary to execute this Agreement and, upon execution, this Agreement will be fully binding and enforceable in accordance with its terms. No other consents or approvals of any other or third parties are required or necessary for this Agreement to be so binding. Any signature on this Agreement transmitted by facsimile or

other means of electronic transmission shall be considered to be an original signature, binding upon the party whose signature is so transmitted.

23. DUPLICATE ORIGINALS. This Agreement may be fully executed in several duplicate originals, each of which shall be fully effective as an original, and all such fully executed duplicates shall constitute one and the same Agreement, binding on all of the Members.

24. FURTHER DOCUMENTS AND ACTS. Each of the Members agrees to cooperate in good faith with the others, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect all that is contemplated under this Agreement.

25. INVESTMENT REPRESENTATIONS. Each Member hereby represents and warrants to, and agrees with, the other Members and the Company as follows:

25.1 Preexisting Relationship or Experience. It has a preexisting personal or business relationship with the Company or one or more of its officers or controlling persons, or by reason of its business or financial experience, or by reason of the business or financial experience of its financial advisor who is unaffiliated with and who is not compensated, directly or indirectly, by the Company or any affiliate or selling agent of the Company, it is capable of evaluating the risks and merits of an investment in the Company and of protecting its own interests in connection with this investment.

25.2 No Advertising. It has not seen, received, been presented with, or been solicited by any leaflet, public promotional meeting, article or any other form of advertising or general solicitation with respect to the sale of a Membership Interest.

25.3 Investment Intent. It is acquiring the Membership Interest for investment purposes for its own account only and not with a view to or for sale in connection with any distribution of all or any part of the Membership Interest. No other person will have any direct or indirect beneficial interest in or right to the Membership Interest.

26. WAIVER OF JURY TRIAL. To the maximum extent permitted by law, the undersigned hereby expressly waive any right to trial by jury of any action, cause of action, claim, demand, or proceeding arising under or with respect to this Agreement, or in any way connected with, related to, or incidental to the dealings of the parties with respect to this Agreement, whether sounding in contract, tort, equity or otherwise. To the maximum extent permitted by law, the undersigned hereby agree that any such action, cause of action, claim, demand, or proceeding shall be decided by a court trial without a jury and that a

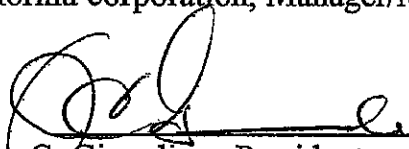
counterpart of this Agreement may be filed with any court or other tribunal as written evidence of the consent of the undersigned to the waiver of its right to trial by jury.

27. **JURISDICTION.** Each party hereby consents to venue in, and the exclusive jurisdiction of, the state and federal courts sitting in Orange County, California in any action on a claim arising out of, under or in connection with this Agreement or the transactions contemplated by this Agreement. Each party further agrees that personal jurisdiction over him or her may be effected by service of process by registered or certified mail addressed as provided in the Section of this Agreement entitled "Notices", and that when so made shall be as if served upon him or her personally within the State of California.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

G COMPANIES HOMEBUILDING, LLC, a
California limited liability company

By: CAMEO HOMES, a
California corporation, Manager/Member

By: 
James C. Gianulias - President

HESTER DEVELOPMENT COMPANY, LLC, a
California limited liability company

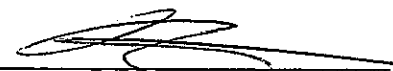
By: 
David J. Gianulias- Manager

Exhibit "A"

(Articles of Organization)

Exhibit "B"

RIDER & PATTERSON, LLC

**CAPITAL CONTRIBUTION AND
MEMBERSHIP INTERESTS OF MEMBERS**
(As of _____, ____)

<u>Member's Name</u>	<u>Address</u>	<u>Capital Contribution</u>	<u>Membership Interest</u>
GCompanies Homebuilding, LLC.	1105 Quail Street Newport Beach, CA 92660	*	53.33%
Hester Development Company, LLC	1107 Quail Street Newport Beach, CA 92660	*	46.67%
TOTAL			100%

* See the books and records of the Company

State of California
Secretary of State

CERTIFICATE OF GOOD STANDING
CALIFORNIA LIMITED LIABILITY COMPANY

I, BRUCE McPHERSON, Secretary of State of the State of California, hereby certify:

That on the 22nd day of July, 2005, RIDER & PATTERSON, LLC, became recognized under the laws of the State of California by filing its Articles of Organization in this office; and

That according to the records of this office, the said limited liability company is authorized to exercise all its powers, rights and privileges and is in good legal standing in the State of California; and

That no information is available in this office on the financial condition of this limited liability company.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of August 4, 2005.



BRUCE McPHERSON
Secretary of State



State of California
Secretary of State

LIMITED LIABILITY COMPANY
ARTICLES OF ORGANIZATION

File # 200520310170

ENDORSED - FILED
in the office of the Secretary of State
of the State of California

JUL 22 2005

A \$70.00 filing fee must accompany this form.

IMPORTANT - Read instructions before completing this form.

This Space For Filing Use Only

ENTITY NAME (End the name with the words "Limited Liability Company," "Ltd. Liability Co.," or the abbreviations "LLC" or "L.L.C.")

1. NAME OF LIMITED LIABILITY COMPANY

RIDER & PATTERSON, LLC

PURPOSE (The following statement is required by statute and may not be altered.)

2. THE PURPOSE OF THE LIMITED LIABILITY COMPANY IS TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY FOR WHICH A LIMITED LIABILITY COMPANY MAY BE ORGANIZED UNDER THE BEVERLY-KILLEA LIMITED LIABILITY COMPANY ACT.

INITIAL AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the agent must reside in California and both items 3 and 4 must be completed. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and item 3 must be completed (leave item 4 blank).)

3. NAME OF INITIAL AGENT FOR SERVICE OF PROCESS

James C. Gianulias

4. IF AN INDIVIDUAL, ADDRESS OF INITIAL AGENT FOR SERVICE OF PROCESS IN CALIFORNIA CITY

STATE

ZIP CODE

1105 Quail Street

Newport Beach

CA

92660

MANAGEMENT (Check only one)

5. THE LIMITED LIABILITY COMPANY WILL BE MANAGED BY:

☒ ONE MANAGER

☐ MORE THAN ONE MANAGER

☐ ALL LIMITED LIABILITY COMPANY MEMBER(S)

ADDITIONAL INFORMATION

6. ADDITIONAL INFORMATION SET FORTH ON THE ATTACHED PAGES, IF ANY, IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS CERTIFICATE.

EXECUTION

7. I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

SIGNATURE OF ORGANIZER

7/6/05

DATE

Christine Soresi

TYPE OR PRINT NAME OF ORGANIZER

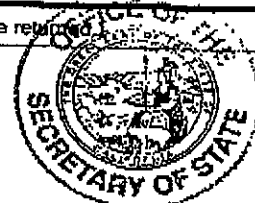
RETURN TO (Enter the name and the address of the person or firm to whom a copy of the filed document should be returned)

8. NAME Christine Soresi

FIRM Cameo Homes

ADDRESS 1105 Quail Street

CITY/STATE/ZIP Newport Beach, CA 92660



DOC # 2005-0752002

09/12/2005 08:00A Fee:15.00
 Page 1 of 4 Doc T Tax Paid
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



RECORDING REQUESTED BY
 First American Title Insurance Company
 National Commercial Services

AND WHEN RECORDED MAIL TO:
 Rider & Patterson, LLC
 1105 Quail Street
 Newport Beach, CA 92660

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GRANT DEED

A.P.N.: 317-210-018-1; 022-4; 023-5 R.A. No.098-064

File No.: NCS-174791-ONT1 (PDR)

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$separate, not of public record; CITY TRANSFER TAX \$0.00;

- [☒] computed on the consideration or full value of property conveyed, OR
- [☐] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- [☒] unincorporated area; [☐] City of , and



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Nat S. Harty (who acquired title as Nat Stowe Harty) as Trustee of the Stowe Properties Trust dated May 4, 1984 as to an undivided 52.675% interest and Passco Real Estate Enterprises, Inc., a California corporation as to an undivided 47.325% interest**

hereby GRANTS to **Rider & Patterson, LLC, a California Limited Liability Company**

the following described property in the unincorporated area of , County of **Riverside**, State of **California**:

PARCEL A:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY:

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

Mail Tax Statements To: **SAME AS ABOVE**

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 218.67 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THE LAND CONVEYED TO CHARLES R. WILKERSON AND STELLA C. WILKERSON, HUSBAND AND WIFE AS JOINT TENANTS, BY DEED RECORDED FEBRUARY 13, 1964 AS INSTRUMENT NO. 18135 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 378.8 FEET; THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 250 FEET TO THE SOUTHERLY LINE OF THE LAND CONVEYED TO LORNE FROATS AND ANNE FROATS, HUSBAND AND WIFE AS JOINT TENANTS, BY DEED RECORDED JULY 18, 1963 AS INSTRUMENT NO. 75060 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED TO LORNE FROATS, ET UX, 378.8 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO CHARLES R. WILKERSON, ET UX; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO CHARLES R. WILKERSON, ET UX, AND ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE THEREOF, 250 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THE SOUTHERLY 20 FEET THEREOF;

RESERVING UNTO THE GRANTOR WITH THE RIGHT TO CONVEY TO OTHERS A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ROAD AND PUBLIC UTILITY PURPOSES, OVER AND ACROSS THE NORTHERLY 30 FEET OF THE ABOVE DESCRIBED PROPERTY.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AT A POINT WHICH IS 20 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH, ON SAID EAST LINE, 230 FEET TO A POINT THEREON; THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 218.67 FEET; THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER 230 FEET; THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER 218.67 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE LAND DESCRIBED AS PARCELS 1, 2 AND 3 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 1374 RECORDED MARCH 27, 1984 AS INSTRUMENT NO. 61929 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MAY 16, 1984 AS INSTRUMENT NO. 84-102964, OF OFFICIAL RECORDS.

PARCEL B:

Date: 09/06/2005

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY;

EXCEPTING THEREFROM THE NORTHERLY 50 FEET CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEEDS RECORDED AUGUST 30, 1983, AS INSTRUMENT NO. 83-176740 AND OCTOBER 5, 1983, AS INSTRUMENT NO. 83-206241, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM ANY PORTION INCLUDED IN TRACT 20037-1 AS SHOWN BY MAP ON FILE IN BOOK 193 PAGES 74 THROUGH 77 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY

Dated: 09/06/2005

Passco Real Estate Enterprises, Inc., a
California Corporation

William O. Passo
By: William O. Passo, President

The Stowe Properties Trust

Nat S. Harty
Nat S. Harty, Trustee

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

On September 7, 2005, before
me, Lesley Watkins Notary personally appeared
Nat S. Harty and William O. Passo, personally known to me (or
proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Lesley Watkins

My Commission Expires: February 25, 2009

Notary Name: Lesley Watkins

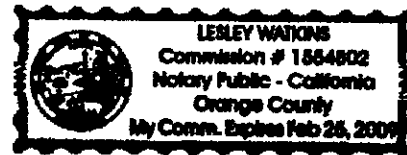
Notary Registration Number: 1554802

714-255-1151

Notary Phone:

County of Principal Place of Business: ORANGE

This area for official
notarial seal



ILLEGIBLE NOTARY SEAL DECLARATION

Government Code Section 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement attached reads as follows:

Name of Notary:

Lesley Watkins

Date Commission Expires:

2/25/09

Notary Identification No:
(for Notaries commissioned at 1/1/92)

1554802

Manufacturer/Vendor Identification No:
(for Notaries commissioned at 1/1/92)

NNA1

Place of Execution of this Declaration:

FIRST AMERICAN TITLE

Date:

9/9/05

FIRST AMERICAN TITLE INSURANCE COMPANY

M. LeWitt
Authorized Signatory

Tentative Tract Map & Parcel Map

Extension of Time – Environmental Determination

Project Case Number: TR30592
Original E.A. Number: 38909
Extension of Time No.: SECOND
Original Approval Date: May 18, 2004
Project Location: Westerly side of Interstate 215, southerly of Rider Street and westerly of Patterson Avenue.

Description of Land Division: Schedule A subdivision of 32.5 acres into 131 single-family residential lots one (1) park site and one (1) open space lot.

On February 13, 2009, this land division and its original environmental assessment / environmental impact report were reviewed to determine whether any significant or potentially significant changes in the land division, its environmental effects or the circumstances affecting the proposed development had occurred. As a result of this evaluation, the following determination has been made:

☐	I find that although the proposed project could have a significant effect on the environment, NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
☒	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
☐	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.

Signature: _____
Ray Juarez, Planner IV

Date: 2/13/09
For Ron Goldman, Planning Director

RIVERSIDE COUNTY

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 38909

Project Case Type(s) & Number(s): Tentative Tract Map 30592

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Grace Williams

Telephone Number: (909) 955-3067

Applicant's Name: Stowe-Passco Development, LLC

Applicant's Address: 801 Parkcenter Drive, Suite 235; Santa Ana, CA 92705

I. PROJECT INFORMATION

A. Project Description:

This application proposes to subdivide 32.5 acres into 1 lot for a detention basin and 131 single family residential lots of 7,200 square foot minimum lot size.

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

C. Total Project Area: 32.5 acres

Residential Acres:	Lots: 131	Units:	Projected Number of Residents: 340
Commercial Acres:	Lots: N / A	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots: N / A	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 317-210-018, 317-210-022, 317-210-023

E. Street References: West side of Interstate 215, south of Rider Street and west of Patterson Avenue

F. Section, Township & Range Description or reference/attach a Legal Description: Section 13, Township 4 South, Range 4 West, SBBM

G. Brief description of the existing environmental setting of the project site and its surroundings: The proposed project site is a previously disturbed borrow site for nearby freeway improvements which has been vacant for some time. The site is located within a rural residential area, ¼ mile east of an industrial corridor along Interstate 215.

II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

- A. **Open Space and Conservation Map Designation(s):** Areas Not Designated as Open Space (ANDAOS)
- B. **Land Use Planning Area (L.U.P.A.) Information**
1. **L. U. P. A. Name(s):** N/A
 2. **Subarea, if any:** None
 3. **Community Policy Area, if any:** None
- C. **Area Plan Land Use Allocation Map Information**
1. **Area Plan, if any:** Mead Valley
 2. **Area Plan Land Use Designation, if any:** Medium Density Residential (2-5 DU/Ac)
- D. **Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** None
 2. **Specific Plan Planning Area, and Policies, if any:** None
- E. **Existing Zoning:** Single Family Residential (R-1)
- F. **Proposed Zoning, if any:** None
- G. **Adjacent and Surrounding Zoning:** R-R-1 (Rural Residential, 1 Acre minimum) and R-A-1 (Residential Agricultural, 1 Acre minimum) to the north and northwest; M-SC (Manufacturing-Service Commercial) to the northeast; R-1 to the west; R-R to the southwest; and A-1-1 (Light Agriculture, 1 Acre minimum) and R-R-1 to the south and east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☒ Aesthetics	☒ Hazards & Hazardous Materials	☒ Public Services
☒ Agriculture Resources	☒ Hydrology/Water Quality	☒ Recreation
☐ Air Quality	☐ Land Use/Planning	☒ Transportation/Traffic
☐ Biological Resources	☐ Mineral Resources	☐ Utilities/Service Systems
☒ Cultural Resources	☒ Noise	☐ Other
☒ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

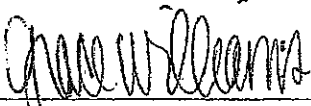
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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


Signature

February 13, 2004

Date

Grace I. Williams

Printed Name

For Robert C. Johnson, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	☐	☐	☐	☒
a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
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?	☐	☐	☐	☒
<u>Source:</u> RCIP Figure C-7 "Scenic Highways"				
<u>Findings of Fact:</u> 1. The project site is not located within a County or state designated scenic highway corridor. There are no mature trees, rock outcroppings or other scenic resources which could be substantially damaged by the proposed project.				
<u>Mitigation:</u> 1. None required.				
<u>Monitoring:</u> 1. None required.				
2. Mt. Palomar Observatory	☐	☒	☐	☐
Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

Source: GIS data base, Ord. No. 655, RCIP

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: 2. The proposed project site is located within the area subject to the provisions of Ordinance 655 regarding outdoor lighting on private properties.

Mitigation: 2. The tentative tract map is conditioned to provide a note on the map's Environmental Constraint Sheet (ECS) indicating that proposed outdoor lighting systems must comply with Ordinance 655 requirements (COA 50.PLANNING.20).

Monitoring: 2. Riverside County's Building and Safety Department will monitor that mitigation of light or glare impacts to the Mt. Palomar Observatory is accomplished through its permitting process.

3. Other Lighting Issues	☐	☐	☒	☐
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				
b) Expose residential property to unacceptable light levels?	☐	☐	☐	☒

Source: Review of project description/case materials.

Findings of Fact: 3. With the inclusion of street lighting as well as residential lighting for 131 dwelling units, the proposed project would create a moderate amount of additional light in the area. However, this additional light will not adversely affect day or nighttime views in the area, nor will it expose nearby rural residential property to unacceptable light levels.

Mitigation: 3. The proposed use is conditioned to comply with provisions set forth in County Ordinance No. 655.

Monitoring: 3. Riverside County's Building and Safety Department will monitor that mitigation of light or glare impacts to the Mt. Palomar Observatory is accomplished through its permitting process.

AGRICULTURE RESOURCES Would the project

4. Agriculture	☐	☐	☐	☒
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conservation Contract Maps)?				
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☒	☐	☐
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Source: RCIP Figure OS-2 "Agricultural Resources", GIS database and Project Materials.

Findings of Fact: 4. According to the general plan, the project site consists of acreage designated "Locally Important Farmland". While this acreage would be eligible for agricultural protection, the applicant has judged agricultural production at this location not an economically viable use of the land. The landowner wishes to convert it to residential uses, and the westerly area adjacent to the project site is similarly developed in residential uses. The project site is not within an agricultural preserve and agricultural use of the site has been discontinued. The project application proposes non-agricultural uses within 300 feet of agriculturally zoned property to the south and east of the project site. The project could exacerbate a land use conflict with existing agricultural uses. However, any farmland conversion in the area is chiefly attributable to its adjacency to Interstate 215 and its ready access to urban infrastructure. The project proposes no further changes to the existing natural environment which could result in further farmland conversion.

Mitigation: 4. The tentative tract map is conditioned to provide a note on the map's Environmental Constraint Sheet (ECS) indicating that lots located near agriculturally zoned properties (Lot Nos. 1 through 17, 22 through 42, 57 through 59, 95 through 108, and 122 through 131) shall not be construed a nuisance by continuing their legitimately-conducted agricultural activities (COA 50.PLANNING.14).

Monitoring: 4. Riverside County's Building and Safety Department will monitor that mitigation of impacts to agricultural resources is accomplished through its permitting process.

AIR QUALITY Would the project				
5. Air Quality Impacts	☐	☐	☐	☒
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	☐	☐	☐	☒
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☐	☒
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: Project description, site investigation.

Findings of Fact: 5. The proposed project is located approximately 1/3 miles from the nearest substantial point source emitter, Interstate 215. The operation of the proposed 131 dwelling unit project would not have a substantial adverse impact on air quality, but the operation of heavy equipment during the construction phase will increase local particulate levels and place limited additional diesel emissions in the air for a period of several days. This air quality impact is not found to be substantial. Compliance with the South Coast Air Quality Management District (SCAQMD) Rule 403 regarding fugitive dust control during grading will prevent the proposed project from having any detrimental impact to sensitive receptors or to achievement of air quality goals.

Mitigation: 5. None required.

Monitoring: 5. None required.

BIOLOGICAL RESOURCES	Would the project			
6. 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?	☐	☐	☐	☒
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	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☒	☐
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: RCIP Figure OS-4 "Western Riverside County Vegetation", GIS Database, Site Visit

Findings of Fact: 6. Riverside County's HCP for the Stephens' Kangaroo Rat in Western Riverside County is the only adopted single-species Habitat Conservation Plan or Natural Conservation Community Plan which would apply to the project site. The project site is covered under the Section 10A permit for take for which the above plan provides the rationale. Also, the project site is within Cell 2432, Cell Group B of the Motte-Rimrock Subunit of the Western Riverside County Multi Species Habitat Conservation Plan (WRMSHCP). While an Habitat Acquisition Negotiation Strategy (HANS) pre-screening on April 2, 2003 determined that this proposed project would not preclude WRMSHCP reserve design, the WRMSHCP would require surveys for the burrowing owl prior to any site preparation activities.

Mitigation: 6. The tentative tract map is conditioned to obtain a general biological resource survey. (COAs.60.PLANNING.10 through 15)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: 6. Riverside County's Building and Safety Department will monitor that mitigation of impacts to biological resources is accomplished through its permitting process.

CULTURAL RESOURCES Would the project

7. Historic Resources	☐	☐	☐	☒
a) Alter or destroy an historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

Source: Staff site review.

Findings of Fact: 7. A tour of the project site revealed no historic structures or historical resources existing on the site surface that would require protection.

Mitigation: 7. None required.

Monitoring: 7. None required.

8. Archaeological Resources	☐	☐	☐	☒
a) Alter or destroy an archaeological site.	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

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

Findings of Fact: 8. According to USDA 1971, the predominant soil type on this site consists of alluvial sediments deposited on the project site which could contain archaeological resources. While the site has been previously altered and new soils have been dumped onto the proposed project site, there is still remains potential for uncovering archaeological resources during site preparation activities.

Mitigation: 8. The tentative tract map is conditioned to arrange for archaeological monitoring of grading operations on the project site (60.PLANNING.4).

Monitoring: 8. Riverside County's Building and Safety Department will monitor that protection of archaeological resources is accomplished through its permitting process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Paleontological Resources	☐	☐	☐	☒

Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: 9. The project is outside of any paleontologically sensitive locations where the existence of such resources is known or expected.

Mitigation: 9. None required.

Monitoring: 9. None required.

GEOLOGY AND SOILS

Definitions for Land Use Suitability Ratings

Where indicated below, the appropriate Land Use Suitability Rating(s) has been checked.

NA - Not Applicable

S - Generally Suitable

PS - Provisionally Suitable

U - Generally Unsuitable

R - Restricted

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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?

A-P Zones NA ☒ PS ☐ U ☐ R ☐

CFH Zones NA ☒ PS ☐ U ☐ R ☐

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

Findings of Fact: 10. The project is outside of an Alquist-Priolo earthquake fault zone or County fault hazard zone.

Mitigation: 10. None required.

Monitoring: 10. None required.

11. Liquefaction Potential Zone

Seismic-related ground failure, including liquefaction?

NA ☒ S ☐ PS ☐ U ☐ R ☐

Source: RCIP Figure S-3 "Generalized Liquefaction"

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: 11. The project site straddles Zone II-A and Zone III-A, with no liquefaction potential zones identified by the CGP's Seismic Safety Hazards Map and Riverside County GIS. The project contains bedrock (A locations), for which the project's proposed land use, single family residential, is a normal-low risk use considered Generally Suitable.

Mitigation: 11. None required.

Monitoring: 11. None required.

12. Ground-shaking Zone	☐	☐	☐	☒
Strong seismic ground shaking?				
NA ☒ S ☐ PS ☐ U ☐ R ☐				

Source: General Plan, The Pass Area Plan, Figure 13 "Seismic Hazards".

Findings of Fact: 12. The project site straddles Zone II-A and Zone III-A, per the CGP's Seismic Safety Hazards Map. The project contains bedrock (A locations). The project's proposed land use, single family residential, is a normal-low risk use considered generally suitable in groundshaking zones II(A) and III(A).

Mitigation: 12. None required.

Monitoring: 12. None required.

13. Landslide Risk	☐	☐	☐	☒
Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				
NA ☒ S ☐ PS ☐ U ☐ R ☐				

Source: On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: 13. The County Geologist's review of this project found no indication that the proposed project site is located on a geologic unit 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.

Mitigation: 13. None required.

Monitoring: 13. None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. Ground Subsidence	☐	☐	☐	☒
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?				
<u>Source:</u> Resolution No. 94-125, US Soil Conservation Service, USDA, <u>Soil Survey of Western Riverside County, California</u> , 1971 (hereafter cited as USDA, 1971).				
<u>Findings of Fact:</u> 14. Shrink-swell soils do not occur in the project area. According to USDA 1971, the soils within the tentative tract map area are of the Hanford-Tujunga-Greenfield Association. The Hanford-Tujunga-Greenfield Association is composed of very deep, well-drained to excessively drained, nearly level to moderately steep soils that have a surface layer of sand to sandy loam. The Hanford-Tujunga-Greenfield Association is found on alluvial fans and floodplains. These soils formed in granitic alluvium washed down from uplands. The soils of this association are used for dryfarmed grain and pasture, or can support irrigated crops. In addition, large areas are used for home sites or other construction.				
<u>Mitigation:</u> 14. None required.				
<u>Monitoring:</u> 14. None required.				
15. Other Geologic Hazards	☐	☐	☐	☒
Such as seiche, mudflow or volcanic hazard?				
<u>Source:</u> Project materials, site visit.				
<u>Findings of Fact:</u> 15. According to Figure VI.7, the proposed project site is outside of both the Lake Mathews and Lake Perris dam inundation zones. Therefore there is no indication that the proposed project site would have potential substantial adverse effects from seiche, mudflow or volcanic hazard.				
<u>Mitigation:</u> 15. None required.				
<u>Monitoring:</u> 15. None required.				
Would the project:				
16. Slopes	☐	☐	☐	☒
a) Change topography or ground surface relief features?	☐	☐	☐	☒
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒
<u>Source:</u> Riv. Co. 800 Scale Slope Maps				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: 16. The project site's topography is gently rolling, creating no need to create manufactured slopes of any consequence. Any surface alteration required on the site will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: 16. None required.

Monitoring: 16. None required.

17. Soils	☐	☐	☐	☒
a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒

Source: USDA, 1971.

Findings of Fact: 17. Shrink-swell soils do not occur in the project area. According to USDA 1971, the soils within the tentative tract map area are of the Hanford-Tujunga-Greenfield Association. The Hanford-Tujunga-Greenfield Association is composed of very deep, well-drained to excessively drained, nearly level to moderately steep soils that have a surface layer of sand to sandy loam. The Hanford-Tujunga-Greenfield Association is found on alluvial fans and floodplains. These soils formed in granitic alluvium washed down from uplands. The soils of this association are used for dryfarmed grain and pasture, or can support irrigated crops. In addition, large areas are used for home sites or other construction.

Mitigation: 17. None required.

Monitoring: 17. None required.

18. Erosion	☐	☒	☐	☐
a) Change deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake?	☐	☒	☐	☐
b) Result in any increase in water erosion either on or off site?	☐	☐	☐	☒

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

Findings of Fact: 18. The project will generate a relatively small percentage of impervious surface and resultant urban runoff in the tentative tract map area. Additional residential development could effect deposition, siltation or erosion within nearby major drainages.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: 18. The tentative tract map is conditioned to provide further site specific geologic and soils reports (COA 60.BS GRADE.4), erosion control landscaping plans for manufactured slopes greater than 3 feet in vertical height (COA 60.BS GRADE.3), and plans for necessary drainage improvements along with supporting hydrologic/hydraulic calculations (COA 60.FLOOD RI.1) prior to grading permit issuance.

Monitoring: 18. Riverside County's Building and Safety Department will monitor that waterborne soil erosion mitigation is accomplished through its permitting process.

19. Wind Erosion and Blowsand from project either on or off site. ☐ ☐ ☐ ☒

Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact: 19. The tentative tract map area contains no soils listed in Ordinance 460, Section 15.2 as considered as particularly subject to wind erosion. Furthermore, the proposed 513 dwelling unit residential project site is not located in a portion of Riverside County requiring special measures to control windborne soil erosion, per Ordinance 484, Section 4.

Mitigation: 19. None required.

Monitoring: 19. None required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. 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?

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? ☐ ☐ ☐ ☒

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? ☐ ☐ ☐ ☒

d) Emit hazardous emissions or handle ☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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?

☐ ☐ ☐ ☒

Source: Review of project description, case file materials, site visit.

Findings of Fact: 20. The majority of the proposed project site includes a borrow site used to store and retrieve soil for use in completing the Cajalco and Ramona Expressway improvements approximately 15-20 years ago. Also, small portions of the site were vacant and undisturbed, with another small parcel being tilled. No above ground hazardous waste storage tanks were observed during a site review. The previous documented agricultural use of the site was not extensive enough or intensive enough to create acute danger of release of hazardous materials from development of the site.

Mitigation: 20. None required.

Monitoring: 20. None required.

21. Airports ☐ ☐ ☐ ☒

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission? ☐ ☒ ☐ ☐

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? ☐ ☐ ☐ ☒

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? ☐ ☐ ☐ ☒

Source: RCIP Figure S-19 "Airport Locations"

Findings of Fact: 21. Perris Valley Airport and March Air Reserve Base (MARB) are located approximately 2.5 miles and 3 miles respectively from the tentative tract map area. However, the tentative tract map site is located within Area of Influence 2 of MARB. Therefore, review by the Airport Land Use Commission (ALUC) relative to this facility is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: 21. The tentative tract map is conditioned to require the applicant to obtain ALUC review of the project and to abide by their recommended mitigation measures prior to map recordation (50.PLANNING.36; 60.PLANNING.23; 80.PLANNING.25).

Monitoring: 21. Riverside County's Building and Safety Department will monitor that implementation of ALUC-recommended mitigation measures is accomplished through its permitting process.

22. Hazardous Fire Area

☐	☐	☐	☒
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Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact: 22. The project site is not within a hazardous fire area, as defined in Section 8 of County Ordinance 787. Therefore, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

Mitigation: 22. None required.

Monitoring: 22. None required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

☐	☒	☐	☐
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a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

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

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

☐	☐	☐	☒
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☐	☒

Source: Flood Control District Flood Hazard Report.

Findings of Fact: 23. The site is subject to offsite runoff from a tributary area of about 40 acres from the southwest. This runoff concentrates at the property's southwest corner. Additionally a portion of existing Tract 20037-1 adjacent to the west drains to this site. The developer proposes a storm drain system to collect the tributary offsite runoff and the onsite runoff. The storm drain will outlet storm flows to a detention basin at the northeast corner of the site. The detention basin will mitigate increased runoff from the development of this site. The proposed outlet for the basin will be the Perris Valley Master Drainage Plan Lateral H-11.1. The developer shall construct the Master Drainage Plan Lateral to Harvill Avenue. The downstream terminus of the MDP facility shall connect to the existing road culvert at Harvill Avenue. Flows exceeding the capacity of the culvert shall be directed southerly along the westside of Harvill Avenue. The developer's engineer shall provide a preliminary design of the future downstream portion of the master drainage plan facility to show that this interim solution will function as part of the ultimate system. This preliminary "proof of concept" design shall extend from the intersection of Rider Street and Harvill Avenue approximately 1400 feet to the south to the existing 3-barrel culvert under Harvill Avenue.

Mitigation: 23. The tentative tract map is conditioned to submit a copy of the improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations to Flood Control for review and approval (COAs 50.FLOOD RI.1, 60.FLOOD RI.1, and 80.FLOOD RI.1).

Monitoring: 23. Riverside County's Building and Safety Department will monitor that waterborne soil erosion and urban runoff mitigation is accomplished through its permitting process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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24. Floodplains

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

NA - Not Applicable ☒

U - Generally Unsuitable ☐

R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☒	☐	☐
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☒	☐
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)?	☐	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☐	☒

Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones", Figure S-10 "Dam Failure Inundation Zone". Riverside County Flood Control District Flood Hazard Report

Findings of Fact: 24. See Findings of Fact under 23. above.

Mitigation: 24. The tentative tract map is conditioned to submit a copy of the improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations to Flood Control for review and approval (COAs 50.FLOOD RI.1, 60.FLOOD RI.1, and 80.FLOOD RI.1).

Monitoring: 24. Riverside County's Building and Safety Department will monitor that flood hazard mitigation is accomplished through its permitting process.

LAND USE/PLANNING Would the project

25. Land Use	☐	☐	☐	☒
a) Result in a substantial alteration of the present or planned land use of an area?	☐	☐	☐	☒
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

Source: RCIP Land Use Element, Staff review, GIS

Findings of Fact: 25. The land use on the subject site is vacant land. The land uses on surrounding parcels include single family residential to the west, and rural residential and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vacant land to the north, south and east of the subject site. The proposed project is located within the proposed Mead Valley Area Plan of the Riverside County Integrated Project (RCIP). This Area Plan proposes a 2-5 dwelling units per acre designation on the site. The proposed project's density (4.03 DU/AC) is consistent with this RCIP designation.

Mitigation: 25. None required.

Monitoring: 25. None required.

26. Planning	☐	☐	☐	☒
a) Be consistent with the site's existing or proposed zoning?	☐	☐	☐	☒
b) Be compatible with existing surrounding zoning?	☐	☐	☐	☒
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☐	☒
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☐	☒
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

Source: RCIP Land Use Element, Staff review, GIS

Findings of Fact: 26. The zone on the subject site is R-1. Surrounding zones include R-1 and R-A-1 to the north and northwest; M-SC to the northeast; R-1 to the west; R-R to the southwest; and A-1-1 and R-R-1 to the south and east. The existing zoning designation would be consistent with and would implement the land use designation proposed within RCIP for this project site. Since the proposed project site has no point of adjacency with nearby industrial zoning along Harvill Avenue, it is compatible with existing surrounding zoning as well as existing and planned surrounding land uses.

Mitigation: 26. None required.

Monitoring: 26. None required.

MINERAL RESOURCES Would the project				
27. Mineral Resources	☐	☐	☐	☒
a) Result in the loss of availability of a				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

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

Findings of Fact: 27. According to CGP Figure VI.41, the project vicinity does not contain any mineral resource classified or designated by the State as of value to the region or the residents of the State. The project vicinity contains no locally-important mineral resource recovery sites. The project site is not adjacent to a State classified or designated area or existing surface mine. The project site contains no proposed, existing or abandoned quarries or mines

Mitigation: 27. None required.

Monitoring: 27. None required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

28. Airport Noise	☐	☐	☐	☒
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?				
NA ☒ A ☐ B ☐ C ☐ D ☐				
b) For a project within the vicinity of a private airstrip, would the project expose people	☐	☐	☐	☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact: 28. According to General Plan noise contour maps of the March Air Reserve Base, the proposed project site is outside of noise impacted zones requiring noise attenuation measures be implemented during project construction.

Mitigation: 28. None required.

Monitoring: 28. None required.

29. Railroad Noise

NA ☐ A ☐ B ☒ C ☐ D ☐

☐
☒
☐
☐

Source: Project description and materials

Findings of Fact: 29. The project site is located less than 2/3 mile west of the nearest active railroad line. This distance would place the site within the noise contours which would trigger the need for acoustical study and noise insulation measures

Mitigation: 29. The tentative tract map is conditioned for the applicant to provide an acoustical study to address noise reduction within the project's construction prior to building permit issuance (COA 80.PLANNING.12).

Monitoring: 29. Riverside County's Building and Safety Department will monitor that mitigation for nearby noise generators is accomplished through its permitting process.

30. Highway Noise

NA ☐ A ☐ B ☒ C ☐ D ☐

☐
☒
☐
☐

Source: Project description and materials

Findings of Fact: 30. The project is within a major highway noise exposure zone, according to CGP Figure VI.13. The project site is located south of Rider Street, east of Patterson Avenue. Rider Avenue is designated a major on the County's General Plan. According to CGP Figure VI.28, noise exposure along major roadways would range from 65-70 dbA at from 150' to 65' from street centerline at the project's nearest edge. According to CGP Figure VI.11, residential uses would be conditionally acceptable. Patterson Avenue is designated a secondary on the County's General Plan. According to CGP Figure VI.29, noise exposure along major roadways would range from 65-70 dbA at from 130' to 45' from street centerline at the project's nearest edge. According to CGP Figure VI.11, residential uses would be conditionally acceptable.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: 30. The tentative tract map is conditioned to obtain masonry block walls to be constructed within the lots with side or rear yard adjacency on Rider Street or Patterson Avenue, as an element of a walls/fencing minor plot plan for the project (COA 80.PLANNING.21). Also, the tentative tract map is conditioned for the applicant to provide an acoustical study to address noise reduction within the project's construction prior to building permit issuance (COA 80.PLANNING.12).

Monitoring: 30. Riverside County's Building and Safety Department will monitor that mitigation for nearby noise generators is accomplished through its permitting process.

31. Other Noise	☐	☐	☐	☒
NA ☒ A ☐ B ☐ C ☐ D ☐				

Source: Project description and materials

Findings of Fact: 31. No other specific factors have been identified for discussion

Mitigation: 31. None required.

Monitoring: 31. None required.

32. Noise Effects on or by the Project	☐	☐	☐	☒
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
d) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒

Source: Project materials and description

Findings of Fact: 32. The project would create 131 additional home sites, which would have a negligible impact on ambient noise levels in the project vicinity. The 131 additional home sites would rarely have a temporary or periodic impact on ambient noise levels in the project vicinity except in the construction phase. The proposed project would not expose persons to noise levels in excess of standards established in the Comprehensive General Plan, nor would it expose persons to excessive groundborne

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vibration or groundborne noise levels since no blasting or other major site alteration will be necessary.

Mitigation: 32. None required.

Monitoring: 32. None required.

POPULATION AND HOUSING	Would the project			
33. Housing	☐	☐	☐	☒
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
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)?	☐	☐	☐	☒

Source: Project description, site investigation

Findings of Fact: 33. Since the project site is currently vacant and undeveloped, the project could not displace substantial numbers of existing housing. The project increases the supply of housing and would not per se create any demand for any more housing. Since the project site is currently vacant and undeveloped, the project could not displace substantial numbers of people. The project site is outside of any redevelopment project area. The project will not affect such an area. The project would add an estimated 340 residents, a sum which would not cumulatively exceed official regional or local population projections. The project increases the supply of housing and would induce a negligible amount of population growth in the Mead Valley area.

Mitigation: 33. None required.

Monitoring: 33. None 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:

34. Fire Services	☐	☒	☐	☐
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Source: RCIP

Findings of Fact: 34. Riverside County Fire Department and the California Department of Forestry cooperatively provide fire protection services to the Mead Valley area through Station # 59 located at 19450 Clark Street in Perris. Given that the station is located about 3 miles from the proposed use, an average response time capability of 2-5 minutes is anticipated.

Mitigation: 34. In accordance with Condition 10.PLANNING.13 and per Ordinance 659, the applicant must pay a per-unit mitigation fee of \$5,267 per dwelling unit within the Mead Valley/Good Hope Plan area, of which \$500 is allocated for fire facilities mitigation.

Monitoring: 34. Riverside County's Building and Safety Department and Fire Department will monitor that fire service cost mitigation is accomplished through the permitting process.

35. Sheriff Services	☐	☒	☐	☐
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Source: RCIP

Findings of Fact: 35. The project vicinity is provided sheriff services from the Perris Station located at 403 East Fourth Street. The station's travel distance from the project vicinity is estimated to be approximately 4 miles.

Mitigation: 35. In accordance with Condition 10.PLANNING.13 and per Ordinance 659, the applicant must pay a per-unit mitigation fee of \$5,267 per dwelling unit within the Mead Valley/Good Hope Plan area, of which \$888 is allocated for public facilities mitigation.

Monitoring: 35. Riverside County's Building and Safety Department and Sheriff's Department will monitor that law enforcement cost mitigation is accomplished through the permitting process.

36. Schools	☐	☒	☐	☐
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Source: Val Verde Unified School District

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: 36. The Val Verde Unified School District (VVUSD) has service responsibility for the project vicinity. Mitigation for the project's impact on schools will be obtained pursuant to California state law.

Mitigation: 36. In accordance with Condition 80.PLANNING.14, the applicant must mitigate impacts of this development on the VVUSD.

Monitoring: 36. Riverside County's Building and Safety Department and VVUSD will monitor that school mitigation is accomplished through the permitting process.

37. Libraries

☐	☒	☐	☐
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Source: RCIP

Findings of Fact: 37. Given the estimated population of 340 residents, the proposed project will have a less than significant impact on community library services with appropriate mitigation.

Mitigation: 37. In accordance with Condition 10.PLANNING.13 and per Ordinance 659, the applicant must pay a per-unit mitigation fee of \$5,267 per dwelling unit within the Woodcrest/Lake Mathews Plan area, of which \$298 is allocated for libraries mitigation.

Monitoring: 37. Riverside County's Building and Safety Department and the County Library System will monitor that library services cost mitigation is accomplished through the permitting process.

38. Health Services

☐	☐	☐	☒
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Source: RCIP

Findings of Fact: 38. Given the estimated population of 340 residents, the proposed project will have a less than significant impact upon the provision of health services by private health care providers.

Mitigation: 38. None required.

Monitoring: 38. Riverside County's Building and Safety Department will monitor that health services mitigation is accomplished through its permitting process.

RECREATION

39. Parks and Recreation

☐	☒	☐	☐
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a) Would the project include recreational

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

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

Source: Recreational Parks and Open Space Department, Ord. No. 460, Section 10.35, Ord. No. 659

Findings of Fact: 39. The proposed project would have an incremental impact on regional recreational facilities. There are no identified local recreational facilities that serve the project vicinity. The project is located within C. S. A. 89 which does not possess the authority to levy Quimby fees for local park mitigation. If the Regional Park's District's Master Parks Plan is adopted within the next 12 months, then C. S. A. 152 would potentially be able to act as a Quimby entity for assessing and enforcing appropriate mitigation recommendations for local parks with regard to this proposed project site.

Mitigation: 39. In accordance with Condition 10.PLANNING.13 and per Ordinance 659, the applicant must pay a per-unit mitigation fee of \$5,267 per dwelling unit within the Mead Valley/Good Hope Plan area, of which \$492 is allocated for regional parks mitigation. Also, the tentative tract map is conditioned to annex into C. S. A. 152, and to provide such fees or dedication of land necessary to accomplish local parks mitigation in accordance with Section 10.35 of Ordinance 460 (50.PLANNING.7, 50.PLANNING.8, and 90.PLANNING.6).

Monitoring: 39. Riverside County's Building and Safety Department will monitor that parks mitigation is accomplished through its permitting process.

40. Recreational Trails ☐ ☒ ☐ ☐

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

Findings of Fact: 40. Although no trail designations would be implemented on the project site, the proposed project would create an additional increment of demand for regional multipurpose trails.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: 40. In accordance with Condition 10.PLANNING.13 and per Ordinance 659, the applicant must pay a per-unit mitigation fee of \$5,267 per dwelling unit within the Mead Valley/Good Hope Plan area, of which \$291 is allocated for regional trails mitigation.

Monitoring: 40. Riverside County's Building and Safety Department will monitor the provision of trail easements through its permitting process.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

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

☐ ☒ ☐ ☐

b) Result in inadequate parking capacity?

☐ ☐ ☐ ☒

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

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

☐ ☐ ☐ ☒

e) Alter waterborne, rail or air traffic?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

Source: RCIP

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: 41. The construction of a residential development may cause an increase of traffic which is substantial in relation to the existing traffic load and capacity of the street system. This might be individual or cumulative. Air, traffic, rail and emergency response plans will not be adversely affected and will not result in a safety risk. Traffic and emergency response plans will not be altered and will not cause conflicts with the public. The County Transportation Department has required submittal of a traffic study for this project. Per the recommendations thereof, Transportation Department will require additional road improvements.

Mitigation: 41. In accordance with Condition 10.PLANNING.13 and per Ordinance 659, the applicant must pay a per-unit mitigation fee of \$5,267 per dwelling unit within the Mead Valley/Good Hope Plan area, of which \$2,272 is allocated for major traffic improvements mitigation and \$354 is allocated for traffic signal mitigation. (COA 90.TRANS.3, regarding Ordinance 824, Participation in Western Riverside County Transportation Mitigation Fee Program, also applies to this map, and may offset or replace the Ordinance 659 levy for major traffic improvements in the future.)

Monitoring: 41. Riverside County's Building and Safety Department and Transportation Department will monitor through the permitting process that any recommended mitigation requirements necessary to maintain a Level of Service C at identified intersections are implemented or funded for implementation.

42. Bike Trails

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Source: RCIIP

Findings of Fact: 42. No trails devoted specifically to bicycle use are proposed by the General Plan adjacent to the project site.

Mitigation: 42. None required.

Monitoring: 42. Riverside County's Building and Safety Department and Transportation Department will monitor the provision of bike trails or bike lanes through the permitting process.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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resources, or are new or expanded entitlements needed?

Source: RCIP, EMWD

Findings of Fact: 43. Eastern Municipal Water District (EMWD) has indicated that this agency will be able to serve the project site if adequate areas and easements are made available to allow for connections to their facilities in the vicinity.

Mitigation: 43. In accordance with Conditions 50.E HEALTH.1 and 50.FIRE.2, the applicant must furnish water system plans to the County for review and approval.

Monitoring: 43. Riverside County's Building and Safety Department and Environmental Health Department will monitor that arrangements for water provision acceptable to EMWD are accomplished through the permitting process.

44. 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?				
b) Result in a determination by the wastewater treatment provider which serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

Source: EMWD

Findings of Fact: 44. Eastern Municipal Water District (EMWD) will be able to serve the project site if adequate areas and easements are made available to allow for connections to their facilities in the vicinity.

Mitigation: 44. In accordance with Conditions 50.E HEALTH.3, the applicant must annex into EMWD's service jurisdiction.

Monitoring: 44. Riverside County's Building and Safety Department and Environmental Health Department will monitor that arrangements for sewer service provision acceptable to EMWD are accomplished through the permitting process.

45. Solid Waste	☐	☐	☐	☒
a) Is the project served by a landfill with				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
sufficient permitted capacity to accommodate the project's solid waste disposal needs?				
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	☐	☐	☐	☒

Source: RCIP, RCWMD

Findings of Fact: 45. During development review, Riverside County's Waste Management Department has provided advice on how the applicant can minimize the project's contribution to solid waste disposal needs. The project generally complies with the CIWMP.

Mitigation: 45. The tentative tract map is conditioned to inform the developer how to reduce the project's solid waste disposal needs (COA 10.PLANNING.17).

Monitoring: 45. Riverside County's Building and Safety Department and Waste Management Department will monitor that mitigation of impacts to landfill capacity, including implementation of recyclables collection and loading facilities where applicable, is accomplished through the permitting process.

46. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐
h) Conflict with adopted energy conservation plans?	☐	☐	☐	☒

Source: Project Materials, Staff review

Findings of Fact: 46. This project requires new utilities for the construction of the proposed new facilities.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: 46. Mitigation for the impacts of new utility facilities will be accomplished through the respective utility companies that service this project.

Monitoring: 46. The respective utility companies will monitor utility facilities impact mitigation through the permitting process.

WATER ANALYSIS Does the project require water supply analysis because it contains				
47. a) A proposed residential development of more than 500 dwelling units?	☐	☐	☐	☒
b) A proposed shopping center or other business with more than 1,000 employees or containing more than 500,000 square feet of floor space?	☐	☐	☐	☒
c) A proposed office building with more than 1,000 employees or containing more than 250,000 square feet of floor space?	☐	☐	☐	☒
d) A proposed hotel, motel, or both, containing more than 500 rooms?	☐	☐	☐	☒
e) A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 employees, occupying more than 40 acres of land, or containing more than 650,000 square feet of floor area?	☐	☐	☐	☒
f) A project other than those listed in a) through e) above that would demand an amount of water equivalent to or greater than the amount of water required by a 500 dwelling unit project?	☐	☐	☐	☒

Source: Chapter 4, Article 1, Section 66473.7, California Government Code; Division 6, Part 2.10, Section 10912, California Water Code

Findings of Fact: 47. The proposed tentative tract map would create 131 single family residential lots, which is far less than the 500 dwelling units threshold which would require a water supply analysis.

Mitigation: 47. None required.

Monitoring: 47. None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
OTHER				
48. Other:	☐	☐	☐	☒

Source: Project description, site investigation

Findings of Fact: 48. No other specific factors have been identified for discussion at this time.

Mitigation: 48. None required.

Monitoring: 48. None required.

OTHER				
49. Other:	☐	☐	☐	☒

Source: Project description, site investigation

Findings of Fact: 49. No other specific factors have been identified for discussion at this time.

Mitigation: 49. None required.

Monitoring: 49. None required.

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

Source: Project description, site investigation

Findings of Fact: 50. Since the site contains only 34 acres and was previously rough graded, the project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number / restrict the range of a rare, or endangered plant or animal. While the project may have impacts to landform, drainage, biological resources, and cultural resources, the project does not have the potential per se to substantially degrade the quality of the environment

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

☐	☐	☐	☒
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Source: Project description, site investigation

Findings of Fact: 51. The tentative tract map has been reviewed and conditioned with regard to the long range operational and planning documents of the participating review agencies. Therefore, the long-term environmental goals can be considered paramount within the context of this analysis, and have not been sacrificed to achieve short-term environmental goals.

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

☐	☐	☐	☒
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Source: Project description, site investigation

Findings of Fact: 52. Within the context of 2003 development, economic, and environmental conditions within the Mead Valley area of Western Riverside County, the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project does not have impacts which are individually limited, but cumulatively considerable.

53. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒
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Source: Project description, site investigation

Findings of Fact: 53. The environmental impacts of the project identified in this initial study have been mitigated by redesign or through conditions of approval on the implementing development applications. The project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

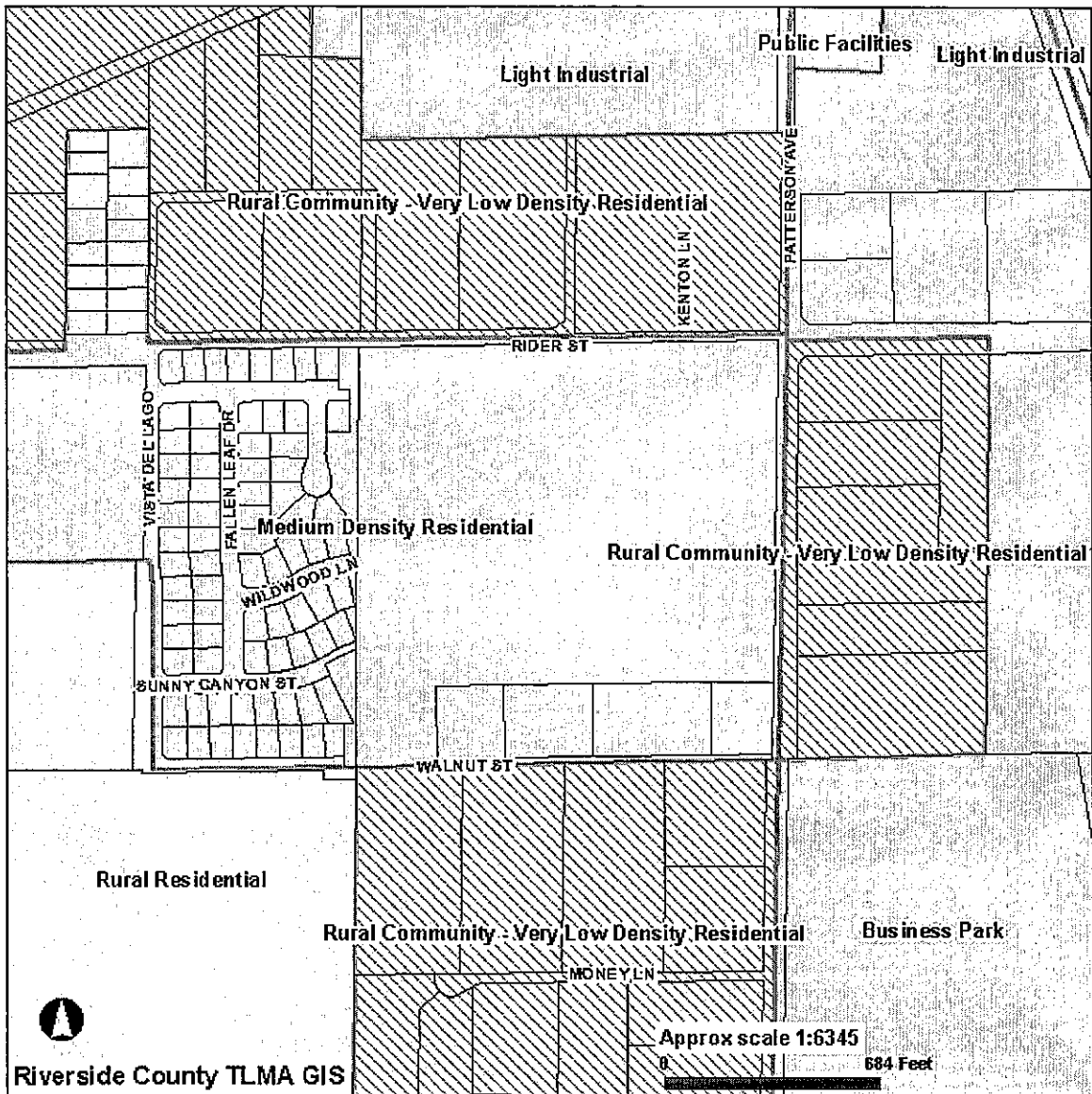
Riverside County Comprehensive General Plan
 Riverside County Integrated Waste Management Plan
 US Soil Conservation Service, USDA, Soil Survey of Western Riverside County, California, 1971.

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

Location:
 9th Floor,
 County Administrative Center

Address:
 County of Riverside Planning Department
 4080 Lemon Street
 Riverside, CA 92501

LANDUSE~TR 30592



LANDUSE

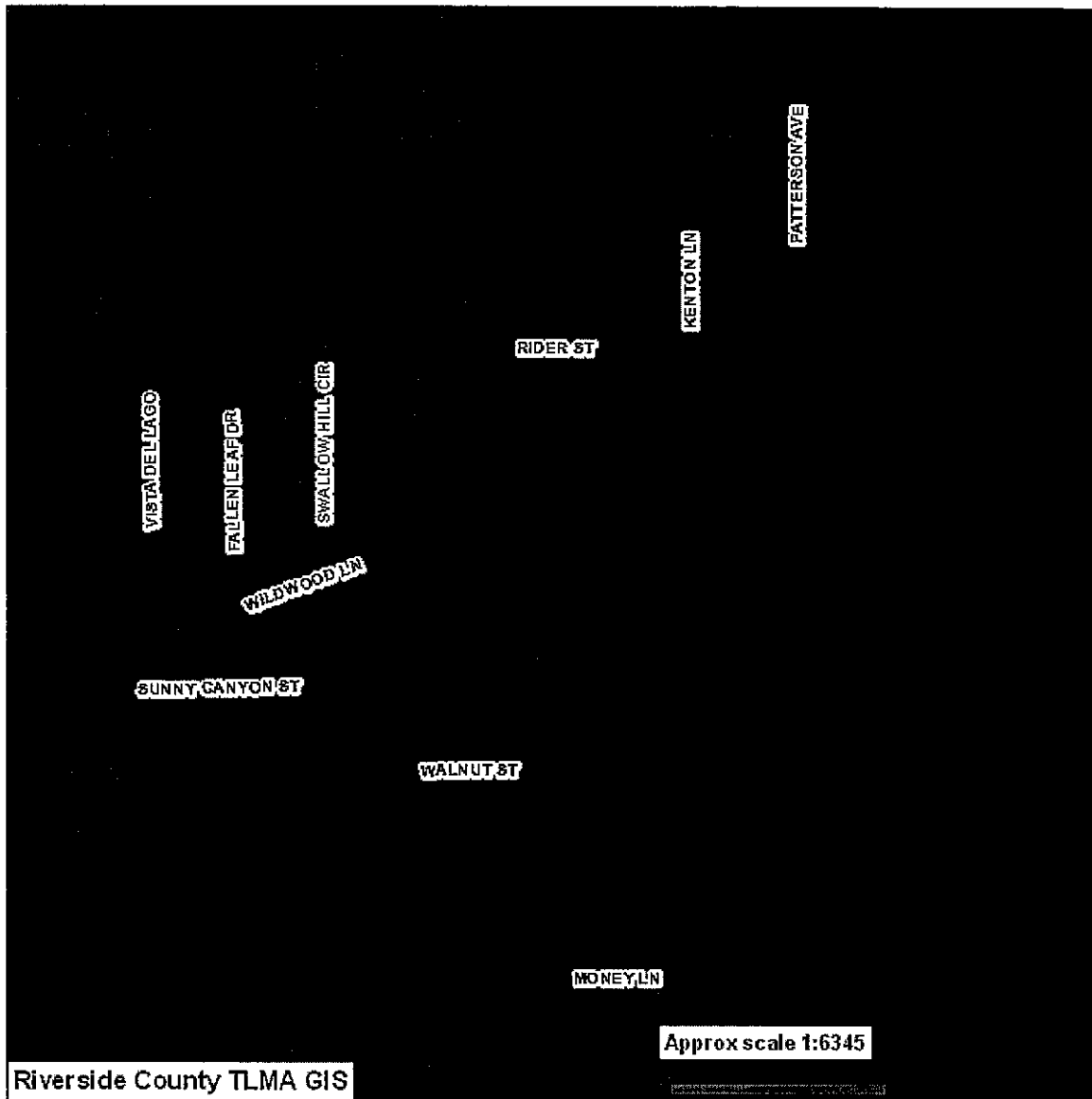
PARCELS	BP - BUSINESS PARK	LI - LIGHT INDUSTRIAL	MDR - MEDIUM DENSITY RESIDENTIAL
PF - PUBLIC FACILITIES	RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL	RR - RURAL RESIDENTIAL	CITY BOUNDARY

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ZONING DISTRICTS~TR 30592



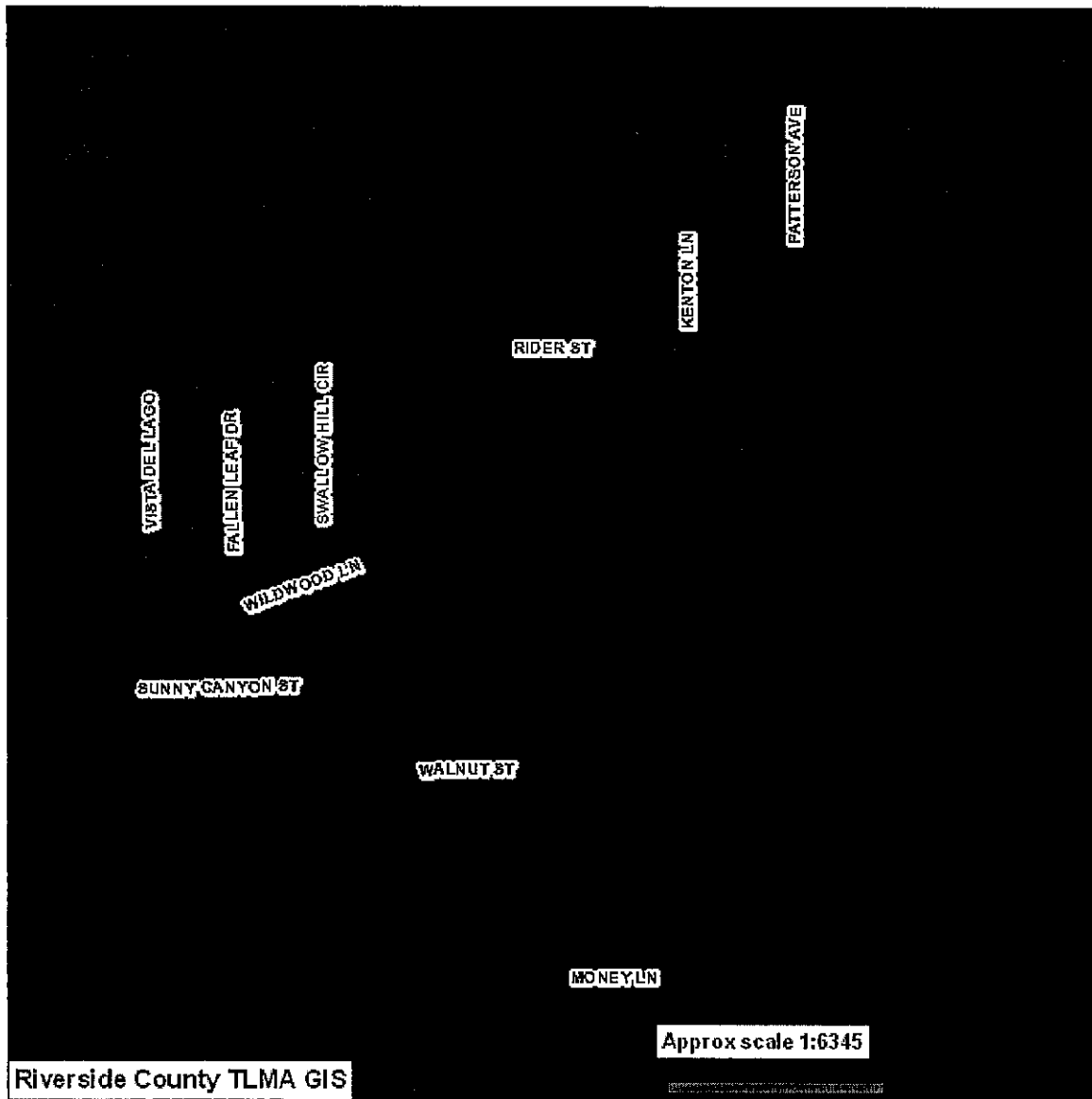
ZONING DISTRICTS

☐ PARCELS☒ NORTH PERRIS AREA☐ CITY BOUNDARY***IMPORTANT***

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ZONING DISTRICTS~TR 30592



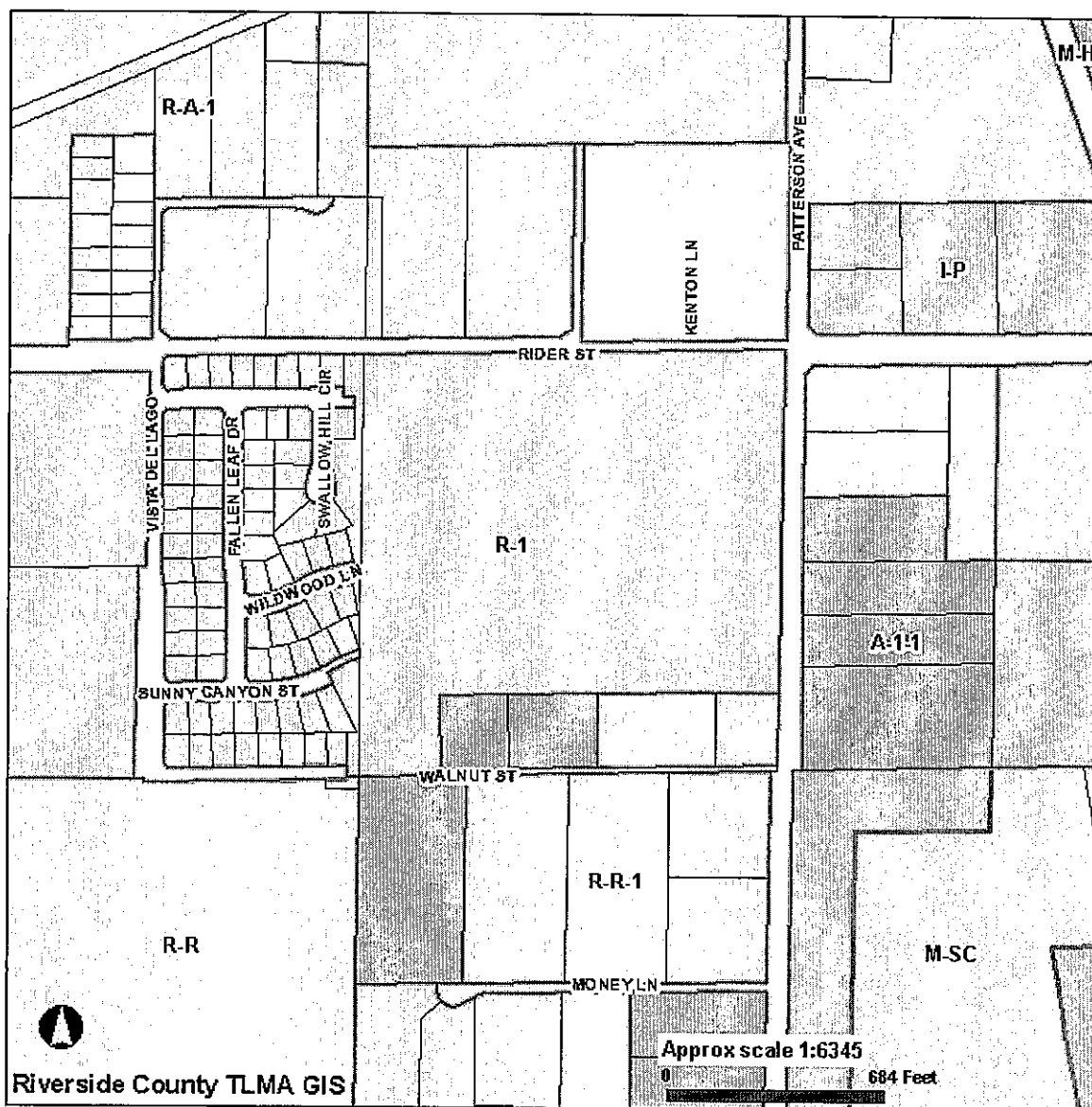
ZONING DISTRICTS

☐ PARCELS☒ NORTH PERRIS AREA☐ CITY BOUNDARY***IMPORTANT***

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ZONING~TR 30592



ZONING

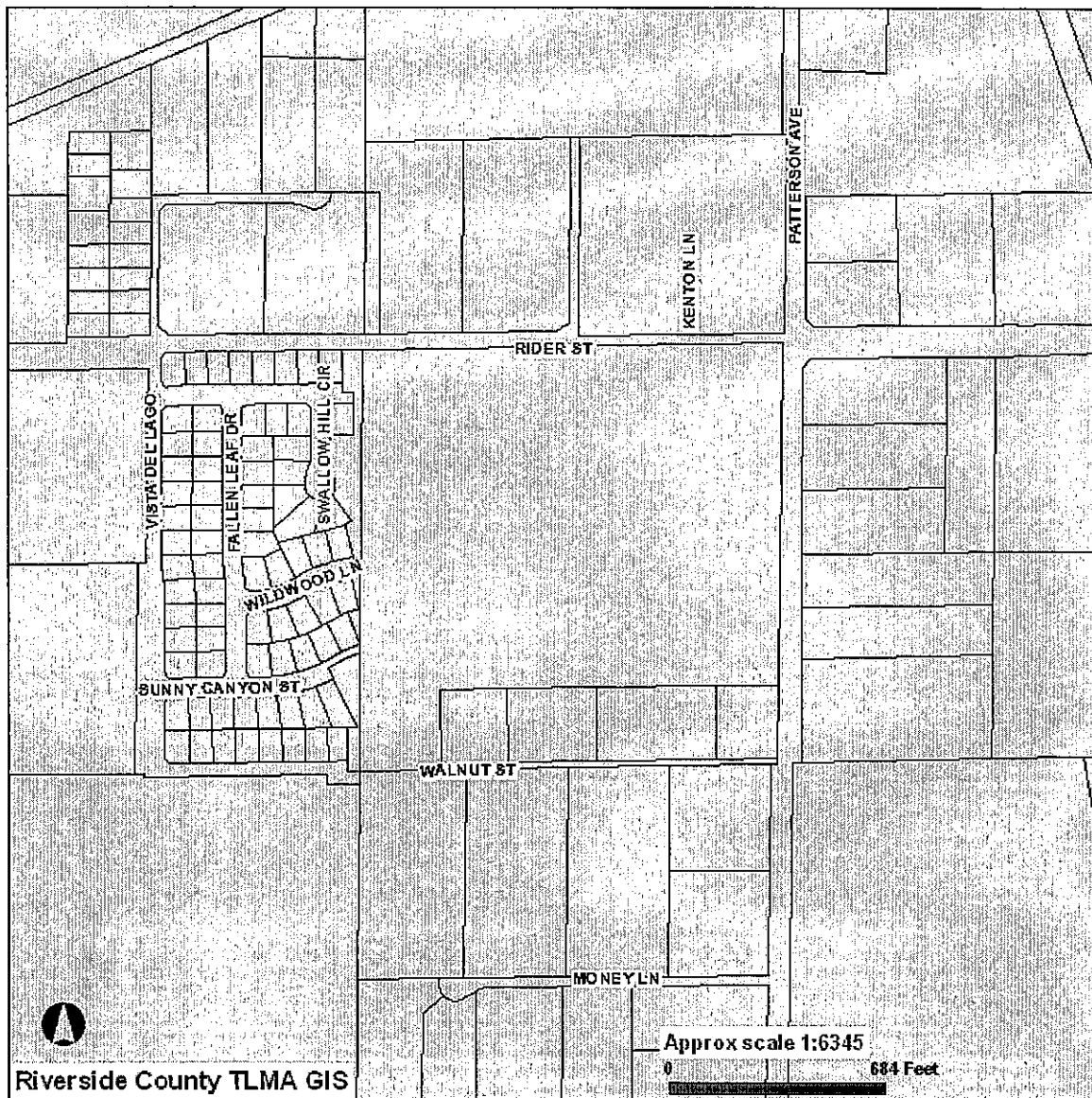
PARCELS	ZONING BOUNDARY	A-1-1	I-P
M-H	M-SC	R-1	R-A-1
R-R, R-R-1	CITY BOUNDARY		

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AREA PLAN~TR 30592



AREA PLAN

 PARCELS

 MEAD VALLEY

 CITY BOUNDARY

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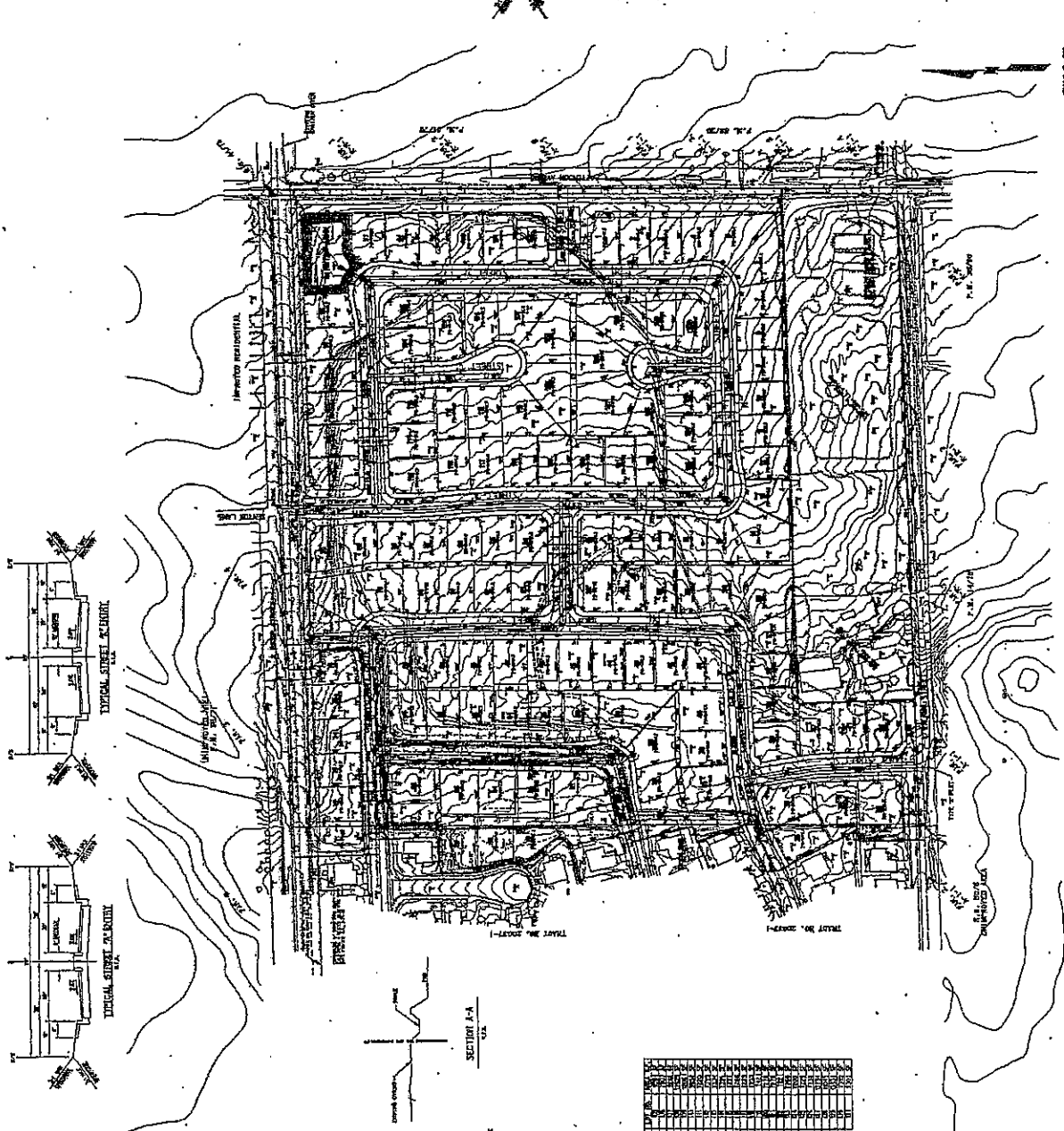
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1. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE
2. DATE OF DECLASSIFICATION
3. BY

1. 姓名: 王明 2. 性别: 男 3. 年龄: 25 4. 职业: 教师
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 8. 电子邮箱: wangming@example.com 9. 工作单位: 北京市第一中学
 10. 入职日期: 2018-01-01 11. 工资: 8000 元/月 12. 社保: 已缴纳
 13. 公积金: 已缴纳 14. 备注: 无不良记录, 品行端正
 15. 签字: 王明 16. 日期: 2023-10-27 17. 盖章: [Redacted]
 18. 审核人: 李华 19. 日期: 2023-10-27 20. 盖章: [Redacted]
 21. 备注: 本表一式两份, 一份由人力资源部留存, 一份由员工本人留存。
 22. 人力资源部: 北京市朝阳区 23. 电话: 13800138000 24. 邮箱: hr@example.com
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NOTES: 1. CONTACT PERSON

GENERAL DESCRIPTION

OWNER/DEVELOPER
STUPE-PASSON DEVELOPMENT, LLC
101 W. WASHINGTON ST., SUITE 200

ASSESSOR'S PARCEL NUMBER
317-210-416, 311-210-002, 317-210-003

DATE PREPARED: DECEMBER 31, 2002
TENTATIVE TRACT MAP NO.

26503

JOHN RICK ENGINEERING COMPANY
IN THE COUNTY OF RIVERSIDE, CALIFORNIA

Year	Month	Day	Time	Location	Remarks
1900	Jan	1	10:00	St. Paul	Arrived from St. Paul
1900	Jan	2	10:00	St. Paul	Arrived from St. Paul
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1900	Jan	4	10:00	St. Paul	Arrived from St. Paul
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NOT FOR RELEASE

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 30592 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 30592, Exhibit P, dated 03/26/04.

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 land division hereby permitted is to subdivide 32.5 acres into a 0.43 acre lot for a detention basin and 131 single family residential lots of 7,200 square foot minimum size.

10. EVERY. 3 MAP - HOLD HARMLESS INEFFECT

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

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

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

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

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST (cont.) INEFFECT

of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION INEFFECT

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

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

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

10.BS GRADE. 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-G2.8 MINIMUM DRAINAGE 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-G2.10 SLOPE SETBACKS INEFFECT

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

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

10. GENERAL CONDITIONS

10.BS GRADE. 11 MAP* NPDES SUPPLEMENT "A" INEFFECT

In order to insure compliance with Supplement A - New Development Guidelines for the Santa Ana, Santa Margarita and Whitewater Drainage Management Plan, all specific land use cases (Plot Plans, Conditional Use Permits, & Public Use Permits) and subdivisions (Tracts and Parcel maps) shall provide, as a part of their grading and drainage plan, the control of impervious runoff. This shall include impervious areas graded to drain to a BMP filtration system. Direct drainage from impervious areas to the street or a storm drain facility shall be avoided.

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. Shall include perimeter streets at each intersection and spaced 660 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP CONSTRUCT LATERAL H-11.1 INEFFECT

The developer shall construct Perris Valley Master Drainage Plan Lateral H-11.1 from the tract to Harvill Avenue.

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

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

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

10. GENERAL CONDITIONS

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

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

10.FLOOD RI. 4 XXM-100 YR SUMP OUTLET INEFFECT

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

10.FLOOD RI. 5 XXM-PERP DRAINAGE PATTERNS INEFFECT

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 area and outlet points.

10.FLOOD RI. 6 MAP PERP DRAINAGE PATTERNS-EAS INEFFECT

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 area, 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. 7 XXM-SUBMIT DRAINAGE EASE DOC INEFFECT

A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows onto the adjacent property. A copy of the recorded drainage easement shall be submitted to the District for review and approval.

10.FLOOD RI. 8 MAP CONT DIST PRIOR-ADP DWGS INEFFECT

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Perris Valley Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

10. GENERAL CONDITIONS

10.FLOOD RI. 8 MAP CONT DIST PRIOR-ADP DWGS (cont.) INEFFECT

conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

10.FLOOD RI. 9 MAP FAC INSP,OPER,MAINT BY DIS INEFFECT

Master Drainage Plan facilities to be constructed as part of this development's improvement obligation are to be inspected, operated and maintained by the Riverside County Flood Control and Water Conservation District. The developer shall enter into an agreement with the District establishing the terms and conditions covering their inspection, operation and maintenance.

10.FLOOD RI. 11 MAP BMP - ENERGY DISSIPATOR INEFFECT

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

10.FLOOD RI. 12 MAP BMP - TRASH RACKS INEFFECT

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

10.FLOOD RI. 13 MAP FLOOD HAZARD RPT INEFFECT

This is a proposal to subdivide 32.5 acres into 131 residential lots and a detention basin in the Perris Valley area. The site is located on the southwest corner of Patterson Avenue and Rider Street.

The site is subject to offsite runoff from a tributary area of about 40 acres from the southwest. This runoff concentrates at the property's southwest corner. Additionally a portion of existing Tract 20037-1 adjacent

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP FLOOD HAZARD RPT (cont.) INEFFECT

to the west drains to this site. The developer proposes a storm drain system to collect the tributary offsite runoff and the onsite runoff. The storm drain will outlet storm flows to a detention basin at the northeast corner of the site. The detention basin will mitigate increased runoff from the development of this site. The proposed outlet for the basin will be the Perris Valley Master Drainage Plan Lateral H-11.1. The developer shall construct the Master Drainage Plan Lateral to Harvill Avenue. The downstream terminus of the MDP facility shall connect to the existing road culvert at Harvill Avenue. Flows exceeding the capacity of the culvert shall be directed southerly along the westside of Harvill Avenue. The developer's engineer shall provide a preliminary design of the future downstream portion of the master drainage plan facility to show that this interim solution will function as part of the ultimate system. This preliminary "proof of concept" design shall extend from the intersection of Rider Street and Harvill Avenue approximately 1400 feet to the south to the existing 3-barrel culvert under Harvill Avenue.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE INEFFECT

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

10.PLANNING. 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. 4 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

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - LANDSCAPE MAINTENANCE (cont.) INEFFECT

the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 5 MAP - COMPLY WITH ALUC INEFFECT

The developer shall comply with requirements of the Airport Land Use Commission with regard to this tract map application.

10.PLANNING. 7 MAP - NO OFFSITE SIGNAGE INEFFECT

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 8 MAP - OFFSITE SIGNS ORD 679.4 INEFFECT

No offsite subdivision signs advertising this land

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

10.PLANNING. 9 MAP - R-1 DESIGN STANDARDS INEFFECT

The design standards for the subject parcel[s] are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 45 feet, absent approval of a variance to allow a greater height per Section 18.27 of Ordinance 348.

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - R-1 DESIGN STANDARDS (cont.) INEFFECT

- i. The minimum parcel size is 7,200 square feet.
- j. No more than 50% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

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

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

10.PLANNING. 13 MAP - ORD NO. 659 (DIF) INEFFECT

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

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

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

10. GENERAL CONDITIONS

10.PLANNING. 14

MAP - ORD 810 OPN SPACE FEE

INEFFECT

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

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

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

10.PLANNING. 15

MAP - REQUIRED MINOR PLANS

INEFFECT

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

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 10

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - REQUIRED MINOR PLANS (cont.) INEFFECT

5. Each phase shall have a separate wall and fencing 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. 17 MAP - WASTE MGMT. COMMENTS INEFFECT

In their letter dated 03/05/03, Riverside County Waste Management Department commented on the proposed development application as follows:

1. This development has the potential to impact landfill capacity by generating solid waste during construction and upon occupancy. The project proponent is encouraged to implement the following measures to help reduce the project's potential solid waste impacts and to enhance efforts to divert solid waste from landfill disposal:

- a. Green waste generated by the project should be kept separate from other waste types and either composted onsite or directed to local wood grinding and/or composting operations.
- b. The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
- c. Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.

2. Hazardous materials, such as paints and sealants used during construction, shall not be accepted at Riverside County landfills, but they shall be disposed at a licensed facility in accordance with local, state and federal regulations.

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - VIABLE LANDSCAPING EOT2 RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS."

10.PLANNING. 20 MAP - FRNT YRD LNDSCPING EOT2 RECOMMND

All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto).

TRANS DEPARTMENT

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

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

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that it is possible to achieve a Level of Service 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions.

Patterson Avenue at: Rider Street
Patterson Avenue at: Walnut Street
Harvill Avenue at: Rider Street
Harvill Avenue at: Cajalco Expressway
I-215 SB Ramps at: Cajalco Expressway
I-215 NB Ramps at: Cajalco Expressway
Street A at: Rider
Patterson Avenue at: Street K

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

10. GENERAL CONDITIONS

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

Street J at: Walnut Street

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

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

10.TRANS. 2 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 - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 3 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. 8 MAP - STD INTRO 3(ORD 460/461) INEFFECT

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

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

10. GENERAL CONDITIONS

10.TRANS. 8 MAP - STD INTRO 3 (ORD 460/461) (cont.) INEFFECT

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. 9 MAP - UTILITY INSTALL. 1 INEFFECT

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 10 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE INEFFECT

The conditionally approved TENTATIVE MAP shall expire three (3) years after the ounty 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

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 14

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.)

INEFFECT

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 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.

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 15

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

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.

50.E HEALTH. 3 MAP - ANNEX FINALIZED INEFFECT

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

50.E HEALTH. 4 MAP - VACATE SEWER INEFFECT

Properly vacate the sewer with Building and Safety permits for lots 37, 60 and 77 so that the future home owners will not have any issue with underground sewer pipes on their property.

FIRE DEPARTMENT

50.FIRE. 1 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 "_" material as per the California Building Code.

50.FIRE. 2 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.

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 16

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

50. PRIOR TO MAP RECORDATION

50.FIRE. 3 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. 4 MAP-#47-SECONDARY ACCESS INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). 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. 1 XXM-SUBMIT PLANS INEFFECT

A copy of the improvement plans, grading plans, final map, environmental constraint sheet 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 recordation. 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. 2 XXM-MAINTENANCE MECHANISM INEFFECT

Evidence of a viable maintenance mechanism shall be submitted to the District and County for review and approval.

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP INEFFECT

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 4 XXM-EAS-KEPT FREE OF BUILDIN INEFFECT

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements. Drainage

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4 XXM-EAS-KEPT FREE OF BUILDIN (cont.) INEFFECT

easements shall be kept free of buildings and obstructions.

50.FLOOD RI. 5 MAP OFFSITE EASE OR REDESIGN INEFFECT

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 XXM-SD MAINT CO OR DIST INEFFECT

Inspection and maintenance of the storm drain system to be built 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 storm drain system. The request shall note the tract number, location, and briefly describe the system (sizes and lengths). Request to the District shall be addressed to David P. Zappe, Chief Engineer, Attn: Dusty Williams, Chief of Planning Division. If the District is willing to accept the system, an agreement between the owner and the District must be executed. A request to draw up an agreement must be sent to the District to the attention of Stephen C. Thomas.

50.FLOOD RI. 7 XXM-INCREASED RUNOFF INEFFECT

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

50.FLOOD RI. 8 MAP INCREASED RUNOFF CRITERIA INEFFECT

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8

MAP INCREASED RUNOFF CRITERIA (cont.)

INEFFECT

runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the "after" condition than in the "before" condition.

For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> $\text{LOW LOSS} = .9 - (.8 \times \% \text{ IMPERVIOUS})$
3. Basin Site --> LOW LOSS = 10%

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

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

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.) INEFFECT

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility.

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

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

50.FLOOD RI. 12 MAP BMP - MAINT & INSPECT INEFFECT

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural 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 BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

50.FLOOD RI. 13 MAP ADP FEES INEFFECT

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Perris 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 with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 20

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 13 MAP ADP FEES (cont.)

INEFFECT

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. 14 XXM-3 ITEMS TO ACCEPT SD

INEFFECT

Inspection and maintenance of the storm drain system 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 storm drain 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 Warren D. Williams, General Manager-Chief Engineer, Attn: Stuart E. McKibbin, Chief of the Planning Division.

If the District is willing to maintain the proposed drainage system 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 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 Mark Wills. All right of way transfer issues must be coordinated with Morris Reynolds of 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.

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

INEFFECT

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER

INEFFECT

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

50.PLANNING. 3 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 7,200 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.

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 MAP - ANNEX TO PARK DISTRICT INEFFECT

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 152.

50.PLANNING. 8 MAP - QUIMBY FEES (1) INEFFECT

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 152 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.

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

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

50.PLANNING. 13 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. 14 MAP - ECS NOTE RIGHT-TO-FARM INEFFECT

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

"Lot Nos. 1 through 17, 22 through 42, 57 through 59, 95 through 108, and 122 through 131 as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

50. PRIOR TO MAP RECORDATION

50.PLANNING. 14 MAP - ECS NOTE RIGHT-TO-FARM (cont.)

INEFFECT

operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 18 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. 20 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."

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

50. PRIOR TO MAP RECORDATION

50.PLANNING. 28 MAP - COMPLY WITH ORD 457 INEFFECT

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 30 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. 35 MAP*- CC&R RES POA BMP REQ. INEFFECT

The declaration of covenants, conditions and restrictions (CC&Rs) submitted for review shall contain the following provision verbatim:

"The management and maintenance of the 'common area' shall be in accordance with the Storm Water Pollution Prevention Plans (SWPPPs), Monitoring Programs, and Post Construction Management Plans to include the following best management practices (BMPs) to reduce storm water pollution:

Initial residents, occupants, or tenants of this site shall receive educational materials on good housekeeping practices which contribute to the protection of storm water quality. These educational materials shall be provided by the Riverside County Flood Control and Water Conservation District and shall be distributed by the Properties Owners' Association. These materials shall address good housekeeping practices associated with residential developments (BMP N1 & N13);

Only pesticide applicators who are certified by the State of California as Qualified Applicators or who are directly supervised by a Qualified Applicator shall apply pesticides to common area landscaping. The applicator shall apply all pesticides in strict accordance with pesticide application laws as stated in the California Food and Agricultural Code. Fertilizer shall be applied to common area landscaping in accordance with the manufacturer's recommendations. Application to hardscape surfaces shall

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

50. PRIOR TO MAP RECORDATION

50.PLANNING. 35

MAP*- CC&R RES POA BMP REQ. (cont.)

INEFFECT

be avoided (BMP N3);

The 'catch basin(s)', more particularly described on Exhibit '___', shall be inspected and, if necessary, cleaned by the Property Owners' Association no later than October 15th of each year. 'ONLY RAIN IN THE DRAIN' and 'NO DUMPING' stencils shall be repainted as necessary to maintain legibility (BMP N4 & S12);

The 'water quality inlet(s), oil/water separator(s) and trash rack(s)', more particularly described on Exhibit '___', shall be inspected and, if necessary, cleaned by the Property Owners' Association no later than October 15th of each year (BMP S4 & S13);

The Property Owners' Association shall keep the common area(s) free of litter. Litter shall be removed from the common area, and litter receptacles shall be emptied at least once a month. Where improper disposal of trash has occurred, the Property Owners' Association shall take corrective action within forty-eight hours of discovery (BMP N5);

The street(s) and parking lot(s), more particularly described on Exhibit '___', shall be swept by the Property Owners' Association at least once a year and shall be swept no later than October 15th of each year (BMP N6);

The Property Owners' Association shall maintain an up-to-date list identifying the party or parties responsible for the implementation and maintenance of each of the BMPs described herein. The list shall include the party's name, organization, address, a phone number at which the party may be reached 24 hours a day, and a description of the party's responsibility for implementation and maintenance of a particular BMP (BMP N14)."

50.PLANNING. 36

MAP - IMPLEMENT ALUC REQS

INEFFECT

The developer shall submit this residential project for review to the Airport Land Use Commission (ALUC). Prior to the recordation of any final map for this project, the developer shall submit evidence demonstrating compliance with all ALUC requirements to the Planning Department.

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

50. PRIOR TO MAP RECORDATION

50.PLANNING. 37

MAP - COMMON AREA MAINTENANCE

INEFFECT

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

a. A permanent master maintenance organization shall be established for Tract Map No. 30592, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

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

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: the detention basin and park located at the northeast corner as shown on the tentative map.

TRANS DEPARTMENT

50.TRANS. 2

MAP - DEDICATIONS

INEFFECT

Patterson Avenue shall be improved within the dedicated right-of-way in accordance with County Standard No. 102. (32'/50') (modified)

'A' Street entry shall be improved within the dedicated right-of-way in accordance with County Standard No. 103, Section A. (46'/76') (modified)

'K' Street entry shall be improved within the dedicated right-of-way in accordance with County Standard No. 103,

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - DEDICATIONS (cont.) INEFFECT

Section A. (50'/80') (modified)

'C' and 'F' Street shall be improved within the dedicated right-of-way in accordance with County Standard 104, Section A. (36'/56') (modified)

All remaining interior streets shall be improved within the dedicated right-of-way in accordance with County Standard No. 104, Section A. (40'/60')

50.TRANS. 3 MAP - EXISTING MAINTAINED INEFFECT

Rider Street (from Lot 71 to 76) is a paved County maintained road and shall be improved with concrete curb-and-gutter located 38 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 50 foot half-width dedicated right-of-way in accordance with County Standard No. 101. (38'/50')

Rider Street (from Lot 76 to Patterson Avenue) is a paved County maintained road and shall be improved with concrete curb-and-gutter located 38 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 59 foot half-width dedicated right-of-way in accordance with County Standard No. 101. (38'/59') (modified)

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

Walnut Street 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')

Parcel: 317-210-023

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within _____, _____. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 29

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

50. PRIOR TO MAP RECORDATION

50.TRANS. 16 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 Rider Street and Patterson Avenue, 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.

50.TRANS. 17 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. 19 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. 20 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.

50.TRANS. 21 MAP - STREET LIGHT PLAN INEFFECT

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 22 MAP - OFF-SITE ACCESS 1 NOTAPPLY

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

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 30

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

50. PRIOR TO MAP RECORDATION

50.TRANS. 22 MAP - OFF-SITE ACCESS 1 (cont.) NOTAPPLY

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 shall 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 southerly extension of Patterson Avenue to Walnut Street.

Said off-site access road shall be the easterly extension of Walnut Street to Patterson Avenue.

50.TRANS. 23 MAP - MAP.CORNER CUT-BACK INEFFECT

The project proponent shall apply corner cut-backs per the 2nd, 3rd and 5th District Guildlines. (where applicable)

50.TRANS. 24 MAP - STREET LIGHT 1 CERT. INEFFECT

Prior to RECORDATION, the landowner shall receive and provide to Transportation Permits, a Certificate of Completion for street lights from LAFCO, for those projects within a County Service Area.

50.TRANS. 25 MAP - STREET LIGHTS-L&LMD INEFFECT

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. (2)Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 31

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

50. PRIOR TO MAP RECORDATION

50.TRANS. 26

MAP - GRAFFITI ABATEMENT EOT2

RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 27

MAP - UTILITY PLAN EOT2

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-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. 2

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

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 32

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP-G2.2 IMPORT / EXPORT (cont.) INEFFECT

Building and Safety Department Director for approval.

60.BS GRADE. 3 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. 4 MAP-G2.4GEOTECH/SOILS RPTS INEFFECT

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

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

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

60.BS GRADE. 5 MAP-G2.7DRNAGE DESIGN Q100 INEFFECT

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 8 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

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 33

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP-G2.14OFFSITE GDG ONUS (cont.) INEFFECT

and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 13 MAP-G1.4 NPDES/SWPPP INEFFECT

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 XXM-SUBMIT PLANS MET

A copy of the improvement plans, grading 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 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. 2 MAP PHASING MET

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

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 34

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD MET

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. 4 MAP OFFSITE EASE OR REDESIGN MET

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.

60.FLOOD RI. 5 MAP INCREASED RUNOFF CRITERIA MET

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the "after" condition than in the "before" condition.

For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = $.9 - (.8 \times \% \text{ IMPERVIOUS})$
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 35

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 5

MAP INCREASED RUNOFF CRITERIA (cont.)

MET

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

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

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility.

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

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

60.FLOOD RI. 8

MAP 3 ITEM ACCPT SD FOR MAINT

MET

Inspection and maintenance of the storm drain system to be constructed with this project 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 storm drain system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit showing the proposed alignment. The request to the District shall be addressed to Dusty Williams, General

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 36

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 8 MAP 3 ITEM ACCPT SD FOR MAINT (cont.) MET

Manager-Chief Engineer, Attn: Stuart McKibbin, Chief of Planning Division.

If the proposed drainage system is to be owned and maintained by the District 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 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 until the agreement is executed. An application to draw up an agreement must be submitted to the attention of Mark Wills. All right of way transfer issues must be coordinated with Maurey Reynolds of 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.

60.FLOOD RI. 10 MAP BMP - FILTRATION MET

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

60.FLOOD RI. 11 MAP ADP FEES INEFFECT

Tract 30592 is located within the limits of the Perris Valley 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

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 37

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 11 MAP ADP FEES (cont.)

INEFFECT

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. 4 MAP - ARCHAEOLOGIST RETAINED

INEFFECT

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to sub-surface cultural resources. Should the archaeologist find the potential is high for impact to significant cultural resources, a pre-grade meeting between the archaeologist, and if deemed appropriate by the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of cultural remains. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist finds no potential for impacts to sub-surface cultural resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

60.PLANNING. 10 MAP - BIOLOGICAL RESOURCES

INEFFECT

The developer shall submit three (3) copies of biological report(s) including the results of the following:
(1) a general biological resources survey;
(2) a burrowing owls survey on the project site; conducted no sooner than 30 days prior to grading by a qualified biologist; and

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 MAP - PROTECT BIOLOGICAL RES

INEFFECT

Pursuant to implementing the mitigation recommendations of biological surveys required in Condition 60.PLANNING.10, a qualified biologist shall provide documentation to the Planning Department certifying that

- (1) the active relocation of any burrowing owls found on the project site to a site under conservation has been satisfactorily accomplished; and
- (2) any other required take permits for endangered or threatened species not covered under the Western Riverside County Multi Species Habitat Conservation Plan (WRMSHCP) overall take permit are obtained from the appropriate resource agency.

If no owls were found on the project site, or if no take permits are required under federal or state law, this condition's status shall be marked as "NOT APPLY".

60.PLANNING. 17 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 32.5 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. 18 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

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 39

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - FEE BALANCE (cont.) INEFFECT

paid by the applicant/developer.

60.PLANNING. 22 MAP - NPDES COMPLIANCE (2) INEFFECT

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 23 MAP - ALUC CLEARANCE INEFFECT

A clearance letter from the Airport Land Use Commission shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated December 15, 2003.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

FIRE DEPARTMENT

80.FIRE. 1 MAP - SECONDARY/ALTER ACCESS INEFFECT

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

80.FIRE. 2 MAP-#50C-TRACT WATER VERIFICA INEFFECT

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 40

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP-#50C-TRACT WATER VERIFICA (cont.) INEFFECT

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 at the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 XXM-SUBMIT PLANS INEFFECT

A copy of the improvement plans, grading 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 issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 MAP ADP FEES INEFFECT

Tract 30592 is located within the limits of the Perris Valley 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.

PLANNING DEPARTMENT

80.PLANNING. 1 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.

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 41

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 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. 3 MAP - UNDERGROUND UTILITIES INEFFECT

All utility extensions within a lot shall be placed underground.

80.PLANNING. 9 MAP - CONFORM FINAL SITE PLAN INEFFECT

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 12 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.

80.PLANNING. 14 MAP - VVUSD SCHOOL MITIGATION INEFFECT

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

80.PLANNING. 15 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.

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 42

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 MAP - FEE BALANCE

INEFFECT

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

80.PLANNING. 19 MAP*- FNL SITE DEV PLOT PLAN

INEFFECT

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. The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20

MAP - LANDSCAPE PLOT PLAN

INEFFECT

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation 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, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.
5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.
6. Landscaping plans shall incorporate native and drought

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 44

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - LANDSCAPE PLOT PLAN (cont.)

INEFFECT

tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

80.PLANNING. 21 MAP - WALLS/FENCING PLOT PLAN

INEFFECT

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

1. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

Among the elements of fencing to be depicted on this plot plan shall be the following:

- (a) a six (6) foot masonry block wall to be constructed along the boundaries of lots which have side or rear yard adjacency on Rider Street or Patterson Avenue;
- (b) a six (6) foot wood fence along the project's southern boundary with APNs 317-210-006, 317-210-008,

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 MAP - WALLS/FENCING PLOT PLAN (cont.)

INEFFECT

317-210-010, and 317-210-011.

The specifications of the fencing elements above may only be modified per the recommendations of a final acoustical study reviewed and approved by Industrial Hygiene.

2. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

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

4. All wood fence posts shall be steel set in concrete.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this WALL/FENCING PLAN condition of approval shall be cleared individually.

80.PLANNING. 22 MAP*- ENTRY MONUMENT PLOT PLAN

INEFFECT

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.

2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 46

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 MAP*- ENTRY MONUMENT PLOT PLAN (cont.) INEFFECT

3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 23 MAP - MODEL HOME COMPLEX INEFFECT

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of 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.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaantent filing and agency distribution after the Plannning 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.

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 MAP - MODEL HOME COMPLEX (cont.)

INEFFECT

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. 24 MAP - BUILDING SEPARATION 2

INEFFECT

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 25 MAP - ALUC CLEARANCE

INEFFECT

A clearance letter from the Airport Land Use Commission shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated December 15, 2003, summarized as follows:

1. The project proponents shall convey an avigation easement to the MARB/MIP Airport.
2. The following uses shall be prohibited:
 - a. Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - b. An use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - c. An use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 MAP - ALUC CLEARANCE (cont.)

INEFFECT

area.

d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. All prospective buyers and/or tenants shall receive a copy of the enclosed NOTICE OF AIRPORT IN VICINITY.

4. Include the availability to homebuyers of an additional noise insulation (5NLR) package (i.e. windows, walls).

5. An analysis of the detention basin shall be submitted to USDA Wildlife Services, and any conditions required by the USDA Wildlife letter shall be accomplished by the project.

6. An acoustical analysis shall be required that includes the following components:

a) A description of the components necessary to achieve a noise reduction level (NRL) of 25 and 30 for each of the project's components with noise sensitive uses.

b) Inclusion of all surrounding noise sources (roadway, industrial) at their ultimate design and build out capacity, and

c) Notice of buyers that there is no effective mitigation for outdoor noise.

80.PLANNING. 26 MAP - LANDSCP PLOT PLAN EOT2

RECOMMND

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation 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, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26

MAP - LANDSCP PLOT PLAN EOT2 (cont.)

RECOMMND

and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department only. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Building & Safety Department.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.
EOT2

80.PLANNING. 27

MAP - PARKING/LNDSCP PLAN EOT2

RECOMMND

The land divider/permit holder shall file seven (7) sets of a hading, Parking, Fencing, Landscaping and Irrigation 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, Sections 19.300 through 19.304., 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. The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 50

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27

MAP - PARKING/LNDSCP PLAN EOT2 (cont.)

RECOMMND

landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.
5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.
6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.
7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.
8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
EOT2

80.PLANNING. 28

MAP - LNDSCPNG SECURITIES EOT2

RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 51

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 28

MAP - LNDSCPNG SECURITIES EOT2 (cont.)

RECOMMND

fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.
EOT2

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.

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.

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 52

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP BMP - EDUCATION

INEFFECT

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.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.

90.FLOOD RI. 2 MAP FACILITY COMPLETION

INEFFECT

The District will not release occupancy permits for any lot exceeding the 80% of the total recorded residential lots within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

PLANNING DEPARTMENT

90.PLANNING. 5 MAP - LANDSCAPING COMPLIANCE

INEFFECT

The land divider/permit holder's landscape architect or other state licensed 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 landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 53

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP - QUIMBY FEES (2)

INEFFECT

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Economic Development Agency for CSA No. 152.

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 walls/fencing plot plan.

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 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 32.5 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.

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 54

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 MAP - MITIGATION MONITORING

INEFFECT

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and Environmental Assessment No. 38909.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 15 MAP - LNDSCP/IRRIG INSTLL EOT2

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP- LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. Costs associated with the Installation Inspection will be charged to the respective building permit.
EOT2

90.PLANNING. 16 MAP - SPECIMEN TREES EOT2

RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.
EOT2

90.PLANNING. 17 MAP - COMPLY W/LS PLANS EOT2

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17

MAP - COMPLY W/LS PLANS EOT2 (cont.)

RECOMMND

irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LANDSCAPING/IRRIGATION INSTALLATION INSPECTIONS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.
EOT2

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.
- 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

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 56

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1

MAP - 80% COMPLETION (cont.)

INEFFECT

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. 2

MAP - STREET LIGHTS INSTALL

INEFFECT

Install street lights along the streets associated with
development in accordance with the approved street lighting
plan and standards of County Ordinance 460 and 461. For
projects within Imperial Irrigation District (IID) use
(IID's) pole standard.

Street light annexation into L&LMD or similar mechanism as
approved by the Transportation Department shall be
completed.

90.TRANS. 3

MAP - WRCOG TUMF

INEFFECT

Prior to the issuance of an occupancy permit, the project
proponent shall pay the Transportation Uniform Mitigation
Fee (TUMF) in accordance with the fee schedule in effect at
the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 4

MAP - LANDSCAPING EOT2

RECOMMND

Prior to issuance of an occupancy permit, the project
proponent shall complete annexation to Landscaping and
Lighting Maintenance District NO. 89-1-Consolidated,
County Service Area and/or Assessment District as approved
by the Transportation Department for continuous landscape
maintenance within for continuous landscape maintenance
within public road rights-of-way, in accordance with
Ordinance 461.

90.TRANS. 5

MAP - GRAFFITI ABATEMENT EOT2

RECOMMND

Prior to issuance of an occupancy permit the project
proponent shall complete annexation to Landscaping and
Lighting Maintenance District NO. 89-1-Consolidated for
graffiti abatement of walls and other permanent structures
along County maintained road rights-of-way.

04/02/09
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 57

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - UTILITY INSTALL EOT2

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.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1

SP - Park Plans required

INEFFECT

PRIOR TO THE ISSUANCE OF THE 35th building permit within the TENTATIVE MAP, detailed park plans shall be submitted to and approved by the Planning Department and County Service Area No. 152 which will be maintained by a home owners association. Park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

{NOTE TO PLANNER: this condition will probably need to be repeated several times.}

100.PLANNING. 2

SP - Park Construction

INEFFECT

PRIOR TO THE ISSUANCE OF THE 70th building permit, the park as shown on the tentative map, shall be constructed and fully operable.

Received
5.18.08
OK.
per.
Ron
Goldman

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: Tr 30592 DATE SUBMITTED: 6.8.08

Assessor's Parcel Number(s): 317-210-018, 022, 023

EXTENSION REQUEST ☐ First ☒ Second ☐ Third ☐ Fourth ☐ Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: May 18th, 2004

Applicant's Name: Sitene Howard E-Mail: showard@gcompanies.com

Mailing Address: 1105 Quail St
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 955-3822 Fax No: (949) 955-3824

Property Owner's Name: Rubens Patterson LLC E-Mail: showard@gcompanies.com

Mailing Address: Same
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 955-3822 Fax No: (949) 955-3824

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

Riverside Office • 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157
Form 295-1018 (02/24/05)

Indio Office • 82-675 Hwy 111, 2nd Floor
Room 209, Indio, California 92201
(760) 863-8277 • Fax (760) 863-7555

Murrieta Office • 39493 Los Alamos Road
Murrieta, California 92563
• Fax (951) 600-6145

APPLICATION FOR EXTENSION OF TIME

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Steve Howard

PRINTED NAME OF APPLICANT

[Signature]

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

David Gianvlias

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

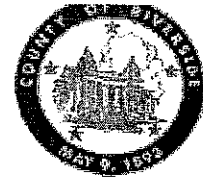
[Signature]

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

FINAS

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 3, 2007

SUBJECT: NOTICE OF DECISION OF THE PLANNING COMMISSION REGARDING
REQUEST FOR EXTENSION OF TIME TO RECORD FINAL MAP FOR TENTATIVE TRACT
MAP NO. 30592.

ORIGINAL DATE OF APPROVAL: May 18, 2004

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision by the Planning Commission on October 3, 2007,
regarding the request for an Extension of Time to record a final map for the following:

TENTATIVE TRACT MAP NO. 30592 - Applicant: Stowe-Passco Development - First
Supervisory District - North Perris Zoning Area - Mead Valley Area Plan: Location: Westerly
side of Interstate 215, southerly side of Rider Street and westerly side of Patterson Avenue -
32.5 Acres - Zoning: One-Family Dwellings (R-1) - Schedule A - **REQUEST: EXTENSION OF
TIME TO MAY 18, 2008 - FIRST EXTENSION.**

The Planning Commission Approved the requested Extension of Time.

The decision of the Planning Commission considered final and no action by the Board of
Supervisors is required unless, within 10 days after the Notice of Decision appears on the
Boards agenda, the applicant or an interested person files an appeal with the Clerk of the Board
accompanied by the fee set forth in Ordinance No. 671.

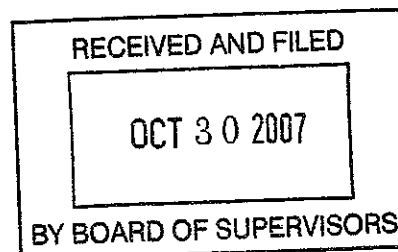
Ron Goldman
Planning Director

RG:cv

☐ Policy
☐ Policy

☐ Consent
☐ Consent

Dep't Recomm.:
Per Exec. Ofc.:



Prev. Agn. Ref.

District: First

Agenda Number: