

**DIRECTORS HEARING
RESOLUTION NO. DH-2009-16**

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF MURRIETA APPROVING TENTATIVE PARCEL MAP NO. 31981 (TPM- 008-2647) BY RON ARMSTONG TO SUBDIVIDE .92 ACRES INTO 2 PARCELS LOCATED NORTH WEST OF THE INTERSECTION OF CLINTON KEITH ROAD AND GRAND AVENUE ON FORMBY COURT WITHIN THE BEAR CREEK COMMUNITY.

WHEREAS, on May 15, 2008, an application was filed by Ron Armstrong for the subdivision of 0.92 acres into 2 parcels of 9,519 net square feet and 17,844 net square feet, located northwest of the intersection of Clinton Keith Road and Grand Avenue on Formby Court. The application was deemed complete on July 28, 2009; and

WHEREAS, a public hearing was duly noticed for the Directors Hearing of September 22, 2009, by mailing a notice to property owners within a 500 foot radius of the site on September 11, 2009, publishing the notice in The Californian newspaper on September 12, 2009, and posting the site on September 11, 2009; and

WHEREAS, a public hearing for this project was held by the Community Development Director on September 22, 2009, at which time reports, recommendations, and testimony were considered.

WHEREAS, The project, as proposed, is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects), the map is consistent with the General Plan and zoning designation, the site is less than five acres, no endangered, rare or threatened species habitat are present on the site, the site is served by the required utilities and public services, and there is no significant effect on traffic noise, air quality, or water quality.

NOW, THEREFORE, the Community Development Director of the City of Murrieta resolves as follows:

SECTION 1. In accordance with Section 16.94.080 of the Murrieta Municipal Code, and based upon the facts, testimony and information provided and of record in these proceedings, the Community Development Director makes the following findings regarding Tentative Parcel Map 31981 (Case No. TPM-008-2647):

1. The proposed map, design or improvement is consistent with the objectives, policies, general land uses, and programs of the general plan and any applicable specific plans and all applicable provisions of the Murrieta Development Code.

FACTS: The proposed subdivision is consistent with General Plan Goal, Objective, and Policies of LU-1 Residential Land Uses by not exceeding maximum target densities of 2.1 -5.0 dwelling units for single family development, and ensures balanced distribution and orderly growth of residential uses. The subdivision meets the developments standards and applicable provisions of the Development Code including but not limited to minimum lot area measured in net square foot and a target density of 2.1 dwelling units per acre.

2. The site is physically suitable for the type or density of development proposed.

FACTS: The site is physically suitable for development and is compatible to the surrounding properties. The site was previously subdivided by Tract 21370 for residential lots with the same density of 2.1 to 5.0 dwelling units per acre. The property is surrounded by residential development and an open space lot. The development is adequate in size to accommodate the proposed residential uses while complying with or exceeding the City's development standards. The other uses adjacent to the proposed subdivision are existing residential development and a designated open space lot. The project site is not located within the wildland fire, FEMA, or dam inundation hazard area.

3. The design of the subdivision and/or the proposed improvements is unlikely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife or their habitat.

FACTS: The project has been determined to be exempt under section 15332 In-fill Development, pursuant to the Guidelines for Implementation the California Environmental Quality Act (CEQA), California Code of Regulations (CCR) Title 14 a Notice of Exemption was prepared for this project. The subdivision does not contain riparian or riverine areas, vernal pools, or artificially created wetlands.

4. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

FACTS: The subdivision is designed with adequate lot sizes and meets the minimum lot size for the Single Family 1 (SF-1) zone. The subdivision will be reviewed through the engineering final map permit application process for compliance with all applicable public health codes.

5. The design of the subdivision and the type of improvements would not conflict with easements, acquired by the public at large for access through or use of property within the proposed subdivision.

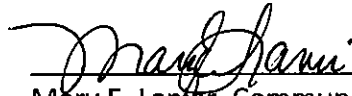
FACTS: The project will be dedicating easements and other public improvements which satisfy over all public policy and goals for the public at large and/or specific regional concerns.

6. The proposed subdivision is consistent with the Multi-Species Habitat Conservation Plan (MSHCP).

FACTS: The subdivision is not located in a criteria cell group, and not part of a conserved area. The subdivision has been conditioned to comply with burrowing owl requirements established in the MSHCP to be consistent with the plan.

SECTION 2. Pursuant to the above findings, the Community Development Director of the City of Murrieta determines the project to be exempt from further environmental review pursuant to CEQA Guidelines, section 15332 as further detailed in the findings provided in this resolution and approves Tentative Parcel Map 31981 subject to the conditions contained in the attached Exhibit A incorporated herein by this reference:

PASSED, APPROVED AND ADOPTED THIS 22ND DAY OF SEPTEMBER, 2009



Mary E. Laner, Community Development Director

ATTEST:



Cynthia S. Kinser, City Planner

I, Cynthia S. Kinser, City Planner, City of Murrieta, California do hereby certify under penalty of perjury that the foregoing Resolution was duly adopted at a regular meeting of the Directors Hearing on the 22ND DAY OF September, 2009.



Cynthia S. Kinser, City Planner

**CONDITIONS OF APPROVAL FOR
TENTATIVE PARCEL MAP 31981
(CASE # TPM-008-2647)
SEPTEMBER 22, 2009**

PLANNING DEPARTMENT:

General:

1. The tentative map approval is for Tentative Parcel Map 31981, the subdivision of a .92 acre parcel into two (2) lots ("Project") for a single family residential development. The project shall be developed in substantial conformance with approved Tentative Parcel Map No. 31981 dated September 22, 2009. This map shall run with the land and be binding upon all successors in interest to the subdivider to the maximum extent permitted by law. Any proposed change to the map substantially different from this approval shall require an amendment to this approval.
2. The subdivider shall defend (with attorneys approved by the City), indemnify and hold harmless the City of Murrieta, its agents, officers, and employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning this approval of Case No. TPM-008-2647. The City will promptly notify the subdivider of any such claim, action, or proceeding against the City and will cooperate fully in the defense.
3. Any fees due the City of Murrieta for processing this Project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.
4. Pursuant to Section 711.4 of the State of California Fish and Game Code, the subdivider is required to pay a \$64.00 handling fee. Said fees shall be paid to the Clerk/Recorder of the County of Riverside at the time the Notice of Exemption is filed pursuant to Section 21152 of the Public Resources Code. If this fee is not paid, the approval of this Project shall not be operative, vested, or final. In order to comply with State mandated time lines for filing of a Notice of Determination the above fee must be delivered to the Planning Department within **two (2)** working days after the date of final approval.

5. Tentative Parcel Map No. 31981 shall record within two (2) years from the date of the approval or it shall become null and void unless an extension of time is granted pursuant to City Ordinance.
6. This land division shall comply with the State of California Subdivision Map Act and to all requirements of the City's Development Code, and all other applicable State and Federal codes.
7. The subdivider shall pay all applicable impact and/or mitigation fees or provide proof that all required fees have been paid in accordance with City policies and ordinances in effect at the time of permit issuance.
8. Subsequent modifications of this approval may be approved in accordance with the Development Code.
9. All residential lots must meet the minimum development standards prescribed in Title 16 of the City of Murrieta Municipal Code, including but not limited to section 16.34.080, 16.108, and Fuel Modification standards.
10. Minimum lot size shall be exclusive of any easements for Public Works or Community Services Department.
11. All lots shall have a minimum of fifteen (15) feet of frontage on a street available for landscaping.
12. The access corridor for a flag lot shall not be counted as part of the required minimum lot area.
13. Permanent structures, free standing structures or development of any kind are prohibited within the fuel modification zone easement, unless otherwise authorized by the Fire and Building Department.
14. The Subdivider/property owner shall be responsible for maintenance and upkeep of all/any pads/parcels including slopes, landscaped areas and irrigations systems within the land division until such time as those operations become the responsibility of the individual home owner(s), or any other successor-in-interest.
15. In the event the tentative parcel map granted by this approval is: (a) found to be in violation of the terms and conditions of this approval; (b) found to have been obtained by fraud or perjured testimony; or (c) found to be detrimental to the public health, safety or general welfare, or a public nuisance; this approval shall be subject to the revocation procedures in Section 16.82 of the Development Code and any applicable provisions of State law.

Prior to final map:

16. After approval of the Tentative Map and prior to the expiration of the map, the subdivider shall cause the real property included within the Tentative Map, or any part thereof, to be surveyed and a Final Map be submitted to the Engineering Department for review and approval for compliance with the approved tentative map and all other Development Code requirements for the Single Family 1 (SF-1) zone.
17. The final map must identify the one hundred fifty (150) foot fuel modification zone and boundary that extends fifty feet into both parcel 1 and parcel 2.
18. A fuel modification zone easement and maintenance agreement must be completed and submitted for review by the Planning Department.
19. The fuel modification zone easement and maintenance agreement must be recorded with the final map. A final recorded copy must be submitted to the Planning Department to be retained on file.
20. An Environmental Constraint Sheet must be prepared identifying the restrictions for Mount Palomar lighting ordinance and the Fuel modification zone. A note and plotting of the fuel modification zone and boundary is required.
21. The Subdivider/property owner shall prepare a statement to be provided to the potential purchaser of each Subdivided parcel/lot, and included in escrow for the sale thereof, indicating the General Plan and zoning designations for all properties abutting the Map boundaries, with direction to contact the City of Murrieta concerning questions concerning potential uses of undeveloped property and indicating that zoning may be subject to future change. The form of the letter shall be reviewed and approved by the City of Murrieta as a condition of the Map approval. A copy of the letter shall be retained in the project file at City Hall.

Prior to grading permit issuance:

22. Grading plans must be reviewed by the Planning Department for compliance with the approved parcel map.
23. Prior to placement of a construction trailer, office trailer, or any temporary trailer/structure for this project; a completed Temporary Use Permit application must be submitted for review and approval. Allow a minimum 30-days processing time for review and approval by City staff.

Prior to issuance of a building permit:

24. A Development Plan application with applicable fees shall be submitted for each development/residence proposed for each lot(s). The development plan application shall include site design, architecture, landscaping, fence and wall plans. All development shall be in compliance with all applicable Development Code requirements. The Development Plan shall be subject to review and approval by the Planning Director prior to grading permit issuance for each lot(s).
25. The local postal delivery office shall review and approve all proposed postal delivery arrangements, including location and access to all mailboxes. The applicant shall provide the City with evidence of postal service approval.
26. The Subdivider shall obtain clearance from the Planning Department verifying that all pertinent conditions of the Tentative Map have been satisfied for the development in question.
27. An application for addressing and street naming (if applicable) shall be submitted to the Planning Department for review and approval prior to building permit issuance (allow for a minimum of 30-days for review by City staff).

LANDSCAPE:

Prior to issuance of a building permit:

28. The applicant must submit landscape construction drawings and receive approval from the Planning Department.
29. Landscape must comply with Development Code sections 16.27 and 16.28 and any water efficient and landscaping standards applicable at the time of building permit issuance.

PUBLIC WORKS DEPARTMENT

30. Unless stated otherwise, all conditions shall be completed by the Developer at no cost to any Government Agency.

General Requirements

31. It is understood that the tentative map correctly shows all existing easements, traveled ways, and drainage courses, and that the omission may require the map or plans associated with this application to be resubmitted for further consideration.

32. A Grading Permit for either rough or precise grading shall be obtained from the Department of Public Works prior to commencement of any construction outside of the City-maintained road right-of-way.
33. An Encroachment Permit shall be obtained from the Department of Public Works prior to commencement of any construction within an existing or proposed City right-of-way or easement.
34. Coordinate with adjacent property owners affected by grading, street, utility and drainage improvements necessary for the onsite, frontage, and offsite improvements. Be solely responsible for acquisition of any necessary easements and agreements prior to grading permit or improvement approval whichever comes first. If necessary, the agreements shall address maintenance, erosion control, and be notarized in a format acceptable to the City Engineer.
35. All improvement plans, grading plans, landscape and irrigation plans shall be coordinated for consistency with adjacent projects and existing improvements contiguous to the site and shall be submitted on standard 24" x 36" City-formatted mylars.
36. All designs shall conform to the City of Murrieta Municipal Code, Development Code, Standard Drawings, and Circulation Element unless otherwise approved by the City Engineer.
37. Prior to approval of any grading plan, improvement plan, or final map; submit clearances from all applicable agencies, and pay all outstanding plan check and processing fees.
38. **PRIOR TO ISSUANCE OF ANY GRADING PERMIT, UNLESS OTHER TIMING IS INDICATED, THE DEVELOPER SHALL COMPLETE THE FOLLOWING OR HAVE PLANS SUBMITTED AND APPROVED, IMPROVEMENT AGREEMENTS EXECUTED AND SECURITIES POSTED:**
39. Pay to City all County of Riverside Development Impact Fees applicable at time of grading permit issuance or as otherwise approved by ordinance. In the event these fees have been previously paid, the Developer shall provide proof of payment. Said fees are included , but not limited to the following:
 - a. Riverside County Area Drainage Fee
 - b. Kangaroo Rat Fee
 - c. MSHCP Fee
40. Obtain written clearance, as deemed necessary by the Public Works Department, from the following agencies:
 - a. Lakeside Bear Creek Community Association
 - b. San Diego Regional Water Quality Control Board
 - c. Department of Fish & Game

- d. U. S. Army Corps of Engineers
 - e. Planning Department
 - f. Engineering Department
 - g. Community Services Department
 - h. Sewer and Water District(s)
 - i. The Gas Company
 - j. Southern California Edison Company
 - k. Phone and CATV
41. If necessary, the Developer shall make a good faith effort to acquire the required off-site property interests (easements, rights of way, construction access, etc.), and if he or she should fail to do so, the Developer shall, prior to submittal of the Final Map for recordation, enter into an agreement to complete the improvements pursuant to the Subdivision Map Act, Section 66462 and Section 66462.5. Such agreement shall provide for payment by the Developer of all costs incurred by the City to acquire the off-site property interests required in connection with the development. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the Developer, at the Developer's cost plus all costs of acquisition. Acquisition cost shall include, but not be limited to, the following: legal fees, title insurance, preparation of legal descriptions, exhibits, field surveys, etc. The appraiser shall have been approved by the City prior to commencement of the appraisal.
42. The notarized agreements or easements shall be in a format acceptable to the Engineering Department and shall designate maintenance responsibilities conforming to those stated on the approved Development Plan / Tentative Map. The agreement shall also address, but not be limited to, access to the existing properties and utility services during construction, retaining walls, erosion control, and advance notice of construction start. Record all agreements and easements and show the recording information (instrument and date) on the appropriate plan(s).
43. A Grading Plan shall be prepared by a registered Civil Engineer in accordance with City standards and approved by the Department of Public Works prior to commencement of any grading. The plan shall incorporate adequate erosion control measures to protect the site and adjoining properties from damage due to erosion.
44. The Grading Plan shall show and provide access on Parcel 1 to the Open Space Lot 41 from Formby Court. Said access shall be approved by the Lakeside Bear Creek Community Association (HOA) and the Property Owner of Lot 41.
45. A comprehensive Geologic and Geotechnical Report shall be prepared by a registered Civil or Soils Engineer and submitted to the Engineering Department with the initial grading plan check. The report shall address in situ soils conditions, identify any geotechnical hazards for the site, provide recommendations for the construction of engineered structures,

preliminary pavement sections, slope stability, identify and located faults, and confirm the buildings have sufficient setback from the fault but not be limited to just these items. All recommended measures identified in the report shall be incorporated into the project design. The report may be subject to a third-party review at the discretion of the City Engineer.

46. A haul permit is required prior to hauling dirt or construction debris onto or off the site. Submit a proposed haul route plan and comply with all conditions and requirements the City Engineer may impose to the hauling operation.

NOI, SWPPP, WQMP

47. Prior to issuance of a grading permit or other construction activities, the Developer shall provide the following to City staff:
 - a. A copy of the Notice of Intent (NOI) and waste Discharge Identification (WDID) number from the State Water Resources Control Board.
 - b. An adequate Storm Water Pollution Plan (SWPPP) shall be available to State and City Inspectors at the job site prior to commencing construction. The developer shall be responsible for implementation, monitoring, operation and maintenance of the SWPPP until all improvements have been accepted by the City or construction is complete, whichever is later. For projects in the Santa Margarita Region, grading during the wet season should identify additional BMP's for rain events that may occur as necessary for compliance with the third-term SMR MS4 Permit. A Notice of Termination (NOT) can then be filed with the State Water Resources Control Board.
 - c. Complete the "Checklist for Identifying Projects Requiring a Project-Specific WQMP within the Santa Margarita Region". If a final project-specific Water Quality Management Plan (WQMP) is required, then it shall be submitted to the City for approval with the grading plan check application and approved by the Engineering Department prior to issuance of a grading permit. It shall incorporate, but not be limited to, the following: site design BMP's, applicable source control BMP's, treatment control BMP's, long term operation and maintenance requirements, inspection and maintenance checklist; covenant and or mechanism to ensure funding and long-term maintenance and operation. The post-construction best management practices (BMPs) outlined in the approved final project-specific WQMP shall be incorporated in the Grading Plan
48. If a WQMP is required, then a copy shall be kept onsite at all times. The Developer shall make the occupants, tenants, staff, employees, and contractors aware of this document and educate them on the items pertinent to them.

49. All grading activities shall minimize dust through compliance with AQMD Rule 403 which requires watering during earth moving operations.
50. All open or undeveloped land shall be maintained to prevent wind and or water erosion of such land. All open graded, undeveloped land shall either be planted with interim landscaping or stabilized with such other erosion control measures.
51. Post security and enter into an agreement guaranteeing the grading and erosion control improvements in conformance with applicable City Standards and subject to approval by the Department of Public Works.

DRAINAGE

52. Accept and properly dispose of all offsite drainage flowing onto or through the site.
53. Drainage flowing cross lot is not permitted.
54. Construct a concrete V-Ditch above the 2:1 cut slopes and convey flows to Formby Court.

STREET IMPROVEMENTS

55. A Street Improvement Plan shall be prepared by a registered Civil Engineer in accordance with City standards. The Street Improvement Plan shall be approved by the Department of Public Works. Alternatively, a revision to the existing improvement plan, if on file, may be acceptable.

SEWER AND WATER

56. Design and guarantee the construction of all sewer and water improvements necessary to serve this project.

FINAL MAP

57. Prepare a final map in accordance to the City of Murrieta Development Code and Subdivision Map Act. The final map shall be prepared by a licensed land surveyor or registered civil engineer.
58. Prior to approval of the final map, unless other timing is indicated, the Developer shall complete all improvement plans, submit and obtain approval, post securities and execute agreements.
59. All easements and/or right-of-way dedications shall be offered for dedication to the public or other appropriate agency and shall continue in force until the City accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Department of Public Works.

60. Easements, when required for roadway slopes, landscape easements, drainage facilities, utilities, etc., both onsite and offsite shall be shown on the final map. All offers of dedication and conveyances shall be submitted for review and recorded as directed by the Department of Public Works. On-site drainage facilities located outside of road right-of-way shall be contained within private drainage easements as determined to be necessary. A note shall be added to the final map stating, "*Drainage easements shall be kept free of buildings and obstructions.*" The Developer shall incur all costs associated with the formation of a suitable maintenance district for all associated slope and drainage easements, including landscaping and access.
61. Record a ten foot (10') wide access easement on Parcel 1 from Formby Court to and for the benefit of the Open Space Lot 41. Said access shall be approved by Lakeside Bear Creek Community Association (HOA) and the Property Owner of Lot 41 prior to map recordation.
62. Record a one hundred fifty foot (150') wide fuel modification easement as required by the Fire Department. Said fuel modification easement shall consist of one hundred foot (100') on Lot 41 to be approved by Lakeside Bear Creek Community Association (HOA) and the Property Owner of Lot 41 and be recorded prior to map recordation. The remaining fifty foot (50') easement shall be recorded on the final map on parcels 1 and 2. (see also condition of approval 17.)
63. Any proposed vacations or abandonments of existing public right of way or easements shall be shown on the final map.
64. Include two copies of the proposed revision / amendment to the existing CC&R's with the submittal of the final map for first plan check review. The City Attorney shall approve the CC&R's prior to approval of the final map by the City Council. If a final project-specific Water Quality Management Plan (WQMP) is required, then the CC&R's shall include language to notify the property owners and occupants of the requirements to implement the approved final project-specific WQMP.
65. Any delinquent property taxes shall be paid.
66. All existing street and property monuments within or abutting this project site shall be preserved. If monuments are damaged or destroyed, the Developer shall retain a qualified licensed land surveyor or civil engineer to reset those monuments per City Standards and file the necessary information with the County Recorder's office as required by California Business and Professions Code Section 8771.
67. Provide one hard copy and electronic copy of the final map. The electronic copy shall be in an AutoCAD format to the satisfaction of the City's GIS Department.

UTILITIES

68. All existing and proposed utility systems including gas, electric (33kv and under), telephone, water, sewer, and cable TV shall be installed underground, with easements provided as required, and designed and constructed in accordance with City Codes and the utility provider.
69. Notify the cable TV franchises of the intent to develop. Install conduit to cable TV requirements at time of street improvements.

PRIOR TO ISSUANCE OF BUILDING PERMITS

70. All easements, agreements of improvements, offsite construction, and dedication for required rights-of-way shall be approved by the Engineering Department.
71. The building pad shall be certified by a registered Civil Engineer for location and elevation, and the Soils Engineer shall issue a Final Soils Report addressing compaction and site conditions.
72. Final grading of the subject property shall be in accordance with the California Building Code, the approved grading plan, the conditions of the grading permit, City Grading Manual and accepted grading construction practices. The final grading shall be in substantial conformance with the approved tentative map.
73. Pay to the City the applicable Development Impact Fees as required by, and in accordance with City Ordinance 196-98.
74. Pay to the City the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) based on the applicable rates at time of permit.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

75. All improvements, required by the Public Works Department, shall be constructed and completed per the approved plans and City standards to the satisfaction of the City Engineer.
76. All sewer and water improvements shall be constructed and completed in accordance with the Sewer and Water District standards.
77. Final Map shall be recorded.
78. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.

79. If a final project-specific Water Quality Management Plan (WQMP) is required:
- a. Demonstrate that all structural BMP's described in the final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications and the Developer is prepared to implement all non-structural BMP's described in the approved final project-specific WQMP.
 - b. Demonstrate that the developer is prepared to implement all non-structural BMP's described in the final project-specific WQMP.
 - c. Prepare and provide an as-built project specific WQMP (approved final WQMP updated to include any changes made during construction) and demonstrate that an adequate number of copies are available for the future owners / occupants.
 - d. Record a WQMP covenant or other acceptable mechanism to inform future property owners of the requirement to implement the project specific WQMP. The recorded covenant is required prior to releasing the grading and erosion control bonds whichever occurs first.
80. Provide one set of Mylars and electronic copy of "As-Built" drawings of the grading, improvement plans, and final map. The electronic copy shall be in an AutoCAD format to the satisfaction of the City's GIS Department. File format is AutoCAD DWG or DXF – version 2007 or less. Coordinate system is NAD 1983 State plane California Zone V1 FIPS 0406 Feet.
81. Obtain written clearance, as deemed necessary by the Public Works Department, from the following agencies:
- a. Planning Department
 - b. Engineering Department
 - c. Building Department
 - d. Fire Department
 - e. Community Services Department
 - f. Sewer and Water District
 - g. Utility Companies

FIRE DEPARTMENT:

82. All fuel modification areas are expected to meet current Fire Department standards.

Prior to grading permit issuance:

83. The identified fuel modification area shall be clearly identified on the grading plan and will be subject to review by the Fire Department for implementation of Fuel Modification Zone requirements (see condition of approval 13).

Prior to building permit issuance:

84. The identified fuel modification area shall be clearly identified on the plan and will be subject to review by the Fire Department for implementation of Fuel Modification Zone requirements (see condition of approval 13).

SCHOOL DISTRICT:

85. The Subdivider/property owner shall pay school mitigation fees in place at the time of building permit issuance. Contact the Murrieta Valley Unified School District for specific fees.

END OF CONDITIONS