

a. Plan Description

The proposed grading within the Specific Plan area is tailored to the existing topography of the site. The conceptual grading for this Project has been prepared to minimize the cut/fill quantities and reduce the rock blasting excavation. The final cut/fill quantities and rock blasting are significantly less than what was anticipated as per the grading concept submitted in the approved Specific Plan No. 288.

The flat and gently sloping area of Crossroads North, adjacent to Salt Creek will be raised above the Salt Creek floodplain and will drain towards Salt Creek. The Crossroads South area of the Specific Plan contains the steeper on-site slopes (see **Figure A-7-1 – Slope Analysis**). Approximately 39.6 acres of this area will be preserved as open space to maintain the natural features and to eliminate potential drainage problems which could result from grading in this area. The gently sloping and mildly sloping foothill portions of this area will be graded to join the grading in the Salt Creek floodplain and blended to join the existing steeper slopes in the open space (see **Figure A-7-2 – Grading Plan**).

The Conceptual Grading Plan has been designed to achieve a grading balance within the Project site without the need for import or export of soil. The proposed street grades within the Project range between the County minimum of 0.50 percent to approximately 12.0 percent. Steeper street grades are primarily found in the southerly portion of the Project with more gently street grades adjacent to Salt Creek in the northerly portion of the Project.

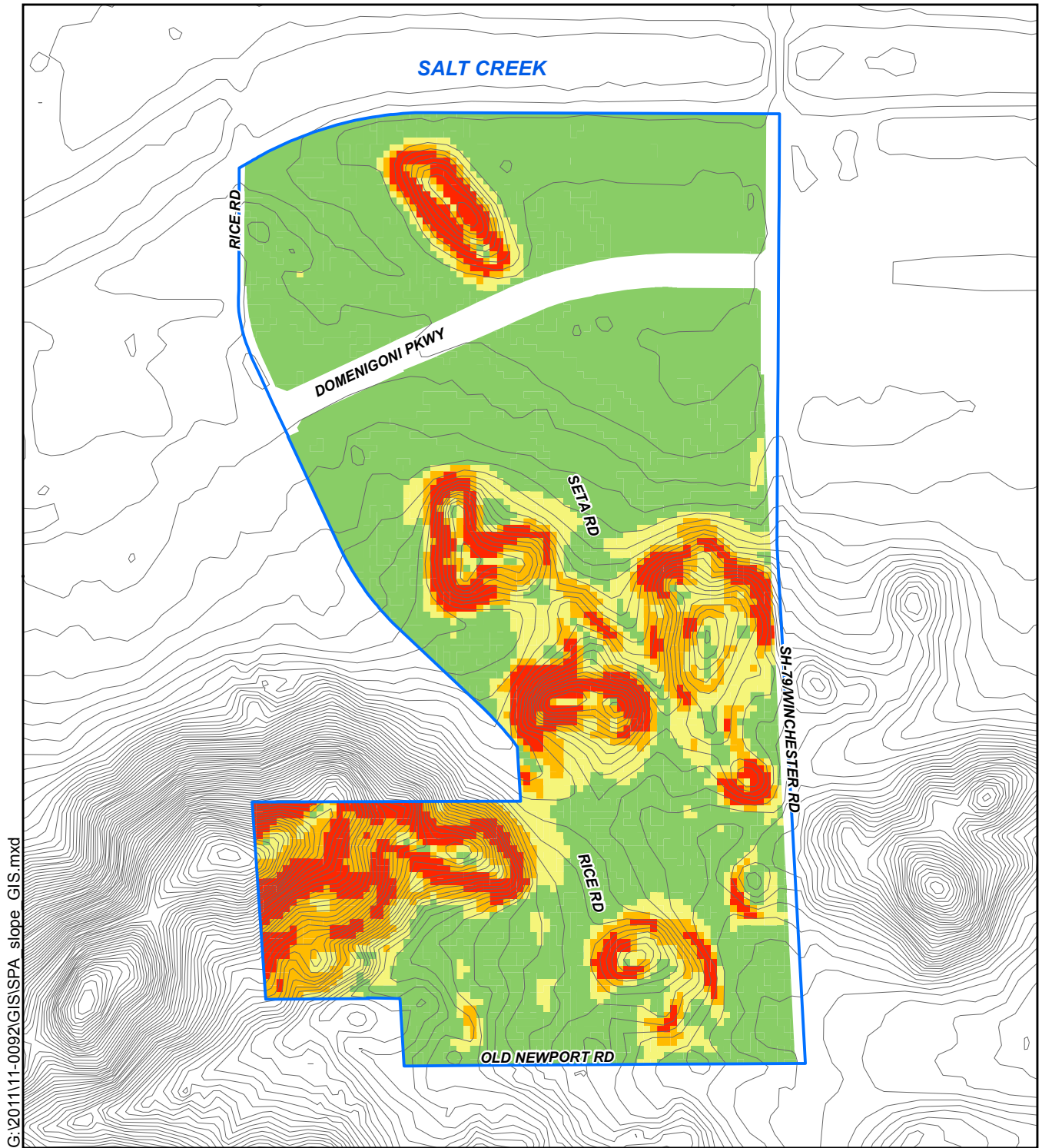
b. Development Standards

- 1) All grading activities shall conform to Riverside County Standards and shall meet the requirements of California Building Code, the *Riverside County General Plan*, and Riverside County Ordinance No. 457 and all other laws, rules and regulations governing grading in Riverside County.
- 2) All grading activities shall be in substantial conformance with the overall Conceptual Grading Plan and shall implement any grading-related mitigation measures outlined in the EIR Addendum prepared for the Project.
- 3) Grading shall conform to Riverside County regulations. If Riverside County requirements conflict with the Conceptual Grading Plan, the Riverside County regulations shall take precedence.
- 4) All required Business Registrations/WQMP BMP Registrations shall be obtained prior to obtaining precise grading approval/building permit finals.

- 5) Prior to any development within any planning area of the Specific Plan, an overall conceptual grading plan for the planning area in process shall be submitted for Riverside County Planning Department approval. The grading plan for each such planning area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area and shall include: (i) techniques employed to prevent erosion and sedimentation during and after the grading process; (ii) approximate time frames for grading; (iii) identification of areas which may be graded during higher probability rain months (January through March); and (iv) preliminary pad and roadway elevations.
- 6) Prior to initial grading activities, a current detailed soils report and geotechnical study shall be prepared which analyzes on-site soil conditions and slope stability and includes appropriate measures to control erosion and dust (see Preliminary Geotechnical Investigations in the EIR Addendum Technical Appendix).
- 7) Prior to any on-site grading for each project or group of projects, planning area or group of planning areas, a detailed grading plan shall be prepared. A grading permit shall be obtained from the County of Riverside, as required by County Ordinance No. 457, prior to grading.
- 8) Grading work on the entire Project site shall be balanced on site whenever possible.
- 9) The graded form shall reflect natural terrain and will comply with General Plan development standards.
- 10) Potential brow ditches, terrace drains, or other minor swales shall be lined with natural erosion control materials or concrete.
- 11) All dwelling units shall be set back from graded slopes in accordance with Riverside County Ordinance No. 457 and Uniform Building Code requirements.
- 12) All streets shall have a gradient not to exceed 15-percent.
- 13) The site is to comply with NPDES "Best Management Practices" for Erosion and sedimentation control.
- 14) The toes and tops of all slopes higher than ten feet shall be rounded with curves with radii designed in proportion to the total height of the slope where drainage and stability permits such rounding.
- 15) Where cut and fill slopes are created higher than ten feet, detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to







grading plan approval. The plans shall be reviewed for type and density of ground cover, shrubs, and trees.

- 16) The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.
- 17) Graded but undeveloped land shall be maintained weed-free and planted with interim landscaping. All landscaping shall comply with NPDES "Best Management Practices" for erosion control.
- 18) Soil stabilizers shall be used to control dust as required by SCAQMD Rule 403.
- 19) When grading is proposed in soil known to contain fossils, a qualified paleontologist shall attend pre-grading meeting and monitor on-site grading activities and shall be empowered to temporarily halt or redirect grading operations if fossils are uncovered during grading.
- 20) All projects proposing construction activities, including cleaning, grading, or excavation, that result in the disturbance of at least five acres total land area, or activity, which is part of a larger common plan of development of five acres or greater, shall obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program, including compliance with "Best Management Practices" for erosion control. Mitigation features may include, but not be limited to, on-site retention, covered storage of all outside facilities, vegetated swales, and monitoring programs.



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LEGEND

	Percent Slope	Acres	%
 Project Boundary			
 5 ft. Contours			
	0 - 8	143.9	63.3
	9 - 16	32.5	14.3
	17 - 25	25.9	11.4
	> 25	25.1	11.0

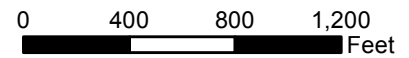


Figure A-7-1 - Slope Analysis

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Imagery: Eagle Aerial, April, 2010

