

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

605 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
June 18, 2015

SUBJECT: SPECIFIC PLAN NO. 364, GENERAL PLAN AMENDMENT NO. 743, CHANGE OF ZONE NO. 7143, TENTATIVE TRACT MAP NO. 36450, and ENVIRONMENTAL IMPACT REPORT NO. 530 – Intent to certify an Environmental Impact Report - Applicant: Colinas Del Oro Land Company, LLC - First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural-Rural Mountainous (R:RM), Community Development- Very Low Density Residential (CD:VLDR) – Location: Westerly of Highway 74, southerly of Ethanac Road – 127.4 Gross Acres - Zoning: Rural Residential (R-R) – **REQUEST:** The Specific Plan proposes a master plan of 126.4 acres in the Community Development and Rural Foundations featuring residential and commercial designations as well as open space, trails and recreation space with a maximum dwelling unit count of 490 dwelling units. The Tentative Tract Map is a Schedule A subdivision of 126.4 acres into 245 residential lots with an average lot size of 6,518 sq. ft. The General Plan Amendment and Change of Zone propose to establish a Specific Plan on the site. The Environmental Impact Report proposes to study the possible impacts resulting from the project. Deposit based funds 100%.

Departmental Concurrence

Steve Weiss

Steve Weiss
Planning Director

(Continued on next page)

Juan Perez

Juan Perez
TLMA Agency Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

BY:

Tina Grande
Tina Grande

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District: 1

Agenda Number:

16-1

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: SPECIFIC PLAN NO. 364, GENERAL PLAN AMENDMENT NO. 743, CHANGE OF ZONE
NO. 7143, TENTATIVE TRACT MAP NO. 36450, and ENVIRONMENTAL IMPACT REPORT NO. 530**

DATE: June 18, 2015

PAGE: Page 2 of 4

RECOMMENDED MOTION: The Planning Commission and Staff Recommend that the Board of Supervisors:

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 530, which has been completed in compliance with the State CEQA Guidelines and the Riverside County CEQA implementation procedures; pending adoption of a resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 743, amending the Land Use Designation of the project area from Community Development: Very Low Density Residential (CD:VLDR), and Rural: Rural Mountainous (R:RM) to Medium Density Residential (MDR), Medium High Density Residential (MDHR), Mixed Use (MU), Open Space-Recreation (OS-R), and Rural Mountainous (RM) as illustrated through the proposed Colinas del Oro Land Use Plan and to modify table 3 of the Elsinore Area Plan to include this Specific Plan; pending adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE SPECIFIC PLAN NO. 364, subject to the conditions of approval and based on the findings and conclusions incorporated in the staff report, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7143, amending the zoning designation of the project site from Rural Residential (RR) to Specific Plan (SP) as well as formalize the Specific Plan Boundary; pending adopting of the zoning ordinance for the Specific Plan; and,

APPROVE TENTATIVE TRACT MAP NO. 36450, subject to the conditions of approval and based on the findings and conclusions incorporated in the staff report.

BACKGROUND:

General Plan Amendment No. 743 was initiated by the Board of Supervisors on June 16, 2009.

Summary

The Specific Plan proposes a master planned community of 126.4 acres for 490 single family homes on 59.8 acres, 11.3 acres for mixed use development, 48.8 acres for open space, and 8.2 acres for infrastructure development.

The residential aspect of the proposed Specific Plan will encompass 59.8 acres and will incorporate both single family and multi-family dwelling units at varying densities and designs. Proposed densities consist of Medium Density Residential (MDR, 22.4 acres, 43-107 dwelling units), Medium High Density Residential (MHDR, 25.6 acres, 120-193 dwelling units), and Very High Density Residential (VHDR, 11.5 acres, 139-198 dwelling units). The mixed-use area of the proposed Specific Plan will encompass 11.4 acres and be designated for commercial retail, office space, and residential land uses. The mixed-use planning area will allow for residential dwelling units to be horizontally or vertically integrated adjacent to office and commercial space. Overall, there will be a maximum of 49 residential units located within the mixed-use area of the Specific Plan. Residential units for this planning area may consist of, but not limited to, multi-family attached townhomes, courtyards or stacked flats and live/work units.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: SPECIFIC PLAN NO. 364, GENERAL PLAN AMENDMENT NO. 743, CHANGE OF ZONE
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DATE: June 18, 2015

PAGE: Page 3 of 4

The project lies between the City of Elsinore (1.7 miles south west), and the City of Perris (2.6 miles north east). There are currently several commercial designations up and down Highway 74. Additionally, the project is located along Highway 74 and near Ethanac Road, both are Expressways (184' ROW) in the General Plan. Highway 74 is an Expressway intended to carry large volumes of connecting traffic between the two cities. The eventual buildout of these roadways would alter the character of the area. In addition, under the proposed General Plan Update, the character of the immediate vicinity of the proposed Project, on both sides of SR 74 would be altered, based on the recommended land uses. The proposed General Plan Update (GPA960) currently being processed by Planning calls for approximately 80 acres of Commercial Retail (CR) and 75 acres of Medium High Density Residential (MHDR) within up to 1 mile of the proposed Project vicinity, adjacent to SR 74. Lastly, according to the proposed General Plan Update, the proposed Project site is being recommended to be developed as Light Industrial (LI). The proposed Project is a mixed use, commercial, residential, recreational and open space project, which will be more compatible with the future development in the area than uses permitted under the LI designation.

As modified by the Planning Commission, the project is being required to provide a Community center site and be responsible for construction. The center will be open to the entire community of Meadowbrook, not just the project.

A total of 48.8 acres of the project area will be dedicated for the development of parks, recreational facilities, and open space. Located within Planning Area 6 (PA 6), 30 acres of the project site will be designated for the use of hillside preservation and recreation. The Rural Mountainous area of the proposed Specific Plan will consist of 10.4 acres within Planning Area 7 (PA7) and will be an extension of Planning Area 6 (PA6). In addition to the hillside preservation and rural mountainous land uses, a 5.9 acre community park will be located within Planning Area 4a (PA4a) featuring a pool and other recreational amenities, and a 1.4 acre park will be located within Planning Area 3 (PA3) which will be partly open to the public. The tot-lot, the open areas and trails will be open to the public, the pool will be available only to those within the home owners association.

The Tentative Map proposes a Schedule "A" subdivision of 126.4 acres into 245 residential lots with an average lot size of 6,518 square feet and eight (8) lettered lots. The lettered lots will be intended for water quality basins, open space, and landscaping features. The lettered lots will be distributed throughout the project site and range from 0.05 to 42.69 acres.

The General Plan Amendment proposes to amend the Land Use Designation of the project site from Community Development: Very Low Density Residential (CD:VLDR), and Rural: Rural Mountainous (R:RM) to Medium Density Residential (MDR), Medium High Density Residential (MDHR), Mixed Use (MU), Open Space-Recreation (OS-R), and Rural Mountainous (RM) as illustrated by the proposed Colinas del Oro Land Use Plan.

The Change of Zone proposes to change the zoning of the project area from Rural Residential (RR) to Specific Plan (SP) as well as formalize the Specific Plan Boundary and create a Zoning Ordinance for the proposed Project.

The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, creation of a Specific Plan, and rezoning approvals for the proposed Specific Plan.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: SPECIFIC PLAN NO. 364, GENERAL PLAN AMENDMENT NO. 743, CHANGE OF ZONE
NO. 7143, TENTATIVE TRACT MAP NO. 36450, and ENVIRONMENTAL IMPACT REPORT NO. 530**

DATE: June 18, 2015

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The project applicant held several community meetings and the project has been reviewed by the MAC. One of the community meetings on April 2, 2015 in the Good Hope Community Center, was attended by several County Staff members.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS:

- A. Planning Commission Staff Report**
- B. Planning Commission Minutes**
- C. Planning Commission Memo**
- D. Specific Plan Zoning Ordinance**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: June 18, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Specific Plan No. 364, General Plan Amendment No.743, Change of Zone No. 7143 and Tentative Tract Map No. 36450

(Charge your time to these case numbers)

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

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Labels provided If Set For Hearing
<input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | <input checked="" type="checkbox"/> Publish in Newspaper:
(1st Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Environmental Impact Report |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions, Ordinances; PNC)</small> | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |

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

Please schedule for hearing June 21

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
APRIL 15, 2015**

I. AGENDA ITEM 4.1

SPECIFIC PLAN NO. 364, GENERAL PLAN AMENDMENT NO. 743, CHANGE OF ZONE NO. 7143, TENTATIVE TRACT MAP NO. 36450, and ENVIRONMENTAL IMPACT REPORT NO. 530 – Intent to Certify an Environmental Impact Report - Applicant: Colinas Del Oro Land Company, LLC - First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural - Rural Mountainous (R:RM), Community Development - Very Low Density Residential (CD:VLDR) – Location: Westerly of Highway 74 and southerly of Ethanac Road – 127.4 Gross Acres - Zoning: Rural Residential (R-R).

PROJECT DESCRIPTION:

The Specific Plan proposes a split foundation master plan of 126.4 acres featuring residential and commercial designations as well as open space, trails and recreation space with a maximum dwelling unit count of 490 dwelling units. The Tentative Tract Map is a Schedule A subdivision of 126.4 acres into 245 residential lots with an average lot size of 6,518 sq. ft. The General Plan Amendment and Change of Zone propose to establish a Specific Plan on the site. The Environmental Impact Report proposes to study the possible impacts resulting from the project.

II. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

Spoke in favor of the proposed project:

- Mike Naggar, Applicant's Representative, 445 S. D Street, Perris (951) 551-7730
- Matthew Fagan, Applicant's Representative, Temecula (951) 265-5428
- Mark Jones, Interested Party, 31608 Railroad Cyn. Rd., Canyon Lake (951) 244-0048
- Alberto Maybeno, Interested Party, 26477 Bluebell St., Menifee (951) 231-5900
- Jeff Logan, Interested Party

Spoke in opposition to the proposed project:

- Paul Jacobs, Interested Party, Temecula
- Garry Grant, Neighbor, 27068 Jarvis St., Perris (951) 657-9319
- Michelle Randall, Interested Party
- Ms. Holstrom, Interested Party, Moreno Valley (gave her time to Michelle Randall)
- Jackie McDonald, Neighbor, 21401 Sharp Rd., Perris (951) 657-9275
- Debbie Walsh, Interested Party, Mead Valley
- Nancy Gruttman-Tyler, Neighbor, 20221 Walnut St., Perris (757) 344-8879

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
APRIL 15, 2015**

Spoke in a neutral position to the proposed project:

- Eric Larson, Neighbor, 1010 N. Batavia E410, Orange (562) 895-2879

Did not claim their position:

- Robert Gibbons, 25098 Avenida Valencia, Homeland (951) 926-9763

III. CONTROVERSIAL ISSUES:

Yes. Neighbors are opposing for a host of reasons.

IV. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Leach, 2nd by Commissioner Sanchez,

A vote of 5-0

APPROVED PLANNING COMMISSION RESOLUTION NO. 2015-04; and

RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 530**; and,

TENTATIVELY APPROVE of **GENERAL PLAN AMENDMENT NO. 743**; and,

TENTATIVELY APPROVE of **CHANGE OF ZONE NO. 7143**; and,

TENTATIVELY APPROVE of **SPECIFIC PLAN NO. 364**; and,

TENTATIVELY APPROVE of **TENTATIVE TRACT MAP NO. 36450** as modified at hearing.

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



**PLANNING COMMISSION
MINUTE ORDER
APRIL 15, 2015**

Spoke in a neutral position to the proposed project:

- Eric Larson, Neighbor, 1010 N. Batavia E410, Orange (562) 895-2879

Did not claim their position:

- Robert Gibbons, 25098 Avenida Valencia, Homeland (951) 926-9763

III. CONTROVERSIAL ISSUES:

Yes. Neighbors are opposing due to the location of one of the street. ??

IV. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Leach, 2nd by Commissioner Sanchez,

A vote of 5-0

APPROVED PLANNING COMMISSION RESOLUTION NO. 2015-04; and

RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 530**; and,

TENTATIVELY APPROVE of **GENERAL PLAN AMENDMENT NO. 743**; and,

TENTATIVELY APPROVE of **CHANGE OF ZONE NO. 7143**; and,

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TENTATIVELY APPROVE of **TENTATIVE TRACT MAP NO. 36450** as modified at hearing.

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

Agenda Item No.: 4.1
Area Plan: Elsinore
Zoning Area: Meadowbrook
Supervisorial District: First
Project Planner: Matt Straite
Planning Commission: April 15, 2015

SPECIFIC PLAN NO. 364
TENTATIVE TRACT MAP NO. 36450
CHANGE OF ZONE NO. 7143
GENERAL PLAN AMENDMENT NO. 743
ENVIRONMENTAL IMPACT REPORT NO. 530
Applicant: Colinas Del Oro Land Company, LLC
Engineer/Representative: Mike Naggar and Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

SPECIFIC PLAN NO. 364 proposes a master planned community of 126.4 acres for 490 single family homes on 59.8 acres, 11.3 acres for mixed use development, 48.8 acres for open space, and 8.2 acres for infrastructure development.

The residential aspect of the proposed Specific Plan will encompass 59.8 acres and will incorporate both single family and multi-family dwelling units at varying densities and designs. Proposed densities consist of Medium Density Residential (MDR), Medium High Density Residential (MHDR), and Very High Density Residential (VHDR).

- **Medium Density Residential (MDR)(2-5 du/ac):** A total of 80 Medium Density Residential units are proposed on 22.4 acres with an average density of 3.6 dwelling units per acre. Medium Density units will be located predominantly within Planning Area No. 5 of the Specific Plan. Designs of the residential units will consist of, but not limited to, traditional detached and paired single family residential and multi-family attached duplexes and triplexes.
- **Medium High Density Residential (MDHR)(5-8 du/ac):** A total of 163 Medium High Density Residential units are proposed on 25.6 acres with an average density of 6.4 dwelling units per acre. Medium High Density dwellings will be located within Planning Area No. 3 (PA3). Residential designs of the units will range from, but not limited to, paired single-family detached or multi-family attached duplexes and triplexes.
- **Very High Density Residential (VHDR)(14-20 du/ac):** A total of 198 Very High Density Residential units will be located on 11.5 acres within Planning Area No. 2 (PA 2). Proposed residential units for this planning area may consist of, but not limited to, clustered single-family detached dwellings or attached multi-family townhomes or courtyard homes.

The mixed-use area of the proposed Specific Plan will encompass 11.4 acres and be designated for commercial retail, office space, and residential land uses. The mixed-use planning area will allow for residential dwelling units to be horizontally or vertically integrated adjacent to office and commercial space. Overall, there will be a maximum of 49 residential units located within the mixed-use area of the Specific Plan. Residential units for this planning area may consist of, but not limited to, multi-family attached townhomes, courtyards or stacked flats and live/work units.

A total of 48.8 acres of the project area will be dedicated for the development of parks, recreational facilities, and open space. Located within Planning Area 6 (PA 6), 30 acres of the project site will be designated for the use of hillside preservation and recreation. The Rural Mountainous area of the proposed Specific Plan will consist of 10.4 acres within Planning Area 7 (PA7) and will be an extension of Planning Area 6 (PA6). In addition to the hillside preservation and rural mountainous land uses, a 5.9 acre community park will be located within Planning Area 4a (PA4a), 1.1 acre Community Center

**SPECIFIC PLAN NO. 364
TENTATIVE TRACT MAP NO. 36450
CHANGE OF ZONE NO. 7143
GENERAL PLAN AMENDMENT NO. 743
ENVIRONMENTAL IMPACT REPORT NO. 530
Planning Commission Staff Report: April 15, 2015
Page 2 of 10**

located within Planning Area 4b (PA4b) and a 1.4 acre park will be located within Planning Area 3 (PA3).

TENTATIVE TRACT MAP NO. 36450 proposes a Schedule "A" subdivision of 126.4 acres into 245 residential lots with an average lot size of 6,518 square feet and eight (8) lettered lots. The lettered lots will be intended for water quality basins, open space, and landscaping features. The lettered lots will be distributed throughout the project site and range from 0.05 to 42.69 acres.

GENERAL PLAN AMENDMENT NO. 743 proposes to amend the Land Use Designation of the project site from Community Development: Very Low Density Residential (CD:VLDR), and Rural: Rural Mountainous (R:RM) to Medium Density Residential (MDR), Medium High Density Residential (MDHR), Mixed Use (MU), Open Space-Recreation (OS-R), and Rural Mountainous (RM) as illustrated by the proposed Colinas del Oro Land Use Plan.

CHANGE OF ZONE NO. 7143 proposes to change the zoning of the project area from Rural Residential (RR) to Specific Plan (SP) as well as formalize the Specific Plan Boundary and create a Zoning Ordinance for the proposed Project.

ENVIRONMENTAL IMPACT REPORT NO. 530 has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, creation of a Specific Plan, and rezoning approvals for the proposed Specific Plan.

The proposed project is located within the unincorporated area of Riverside County in the community of Meadowbrook. More specifically, the project is located westerly of Highway 74 and southerly of Ethanac Road.

PROJECT BACKGROUND:

General Plan Amendment No. 743 was initiated by the Board of Supervisors on June 16, 2009.

ISSUES OF POTENTIAL CONCERN:

Good Hope Mine:

The Good Hope Mine, founded in the 1880's and active until the 1950's, is located within the proposed site of the Colinas del Oro Specific Plan (SP 364). To determine whether historical or archeological items remain on site, a Phase 1 Cultural Resources Assessment was conducted by Professional Archaeological Services. Originally conducted in August, 2005 and revised in November, 2010, the assessment identified that the entrance to the Good Hope Mine had been closed and sealed, mine tailings had been primarily removed, and only remnants of the mining site remained. Remnants identified by the investigator, primarily broken bricks, were considered non-significant of historical or archeological value. Of what little remains of the Good Hope Mine, the investigator determined that the Good Hope Mine is not a significant or important historical resource under CEQA (Refer to Phase 1 Cultural Assessment of EIR 530). In order to reduce the potential impact of resources not identified during the Cultural Assessment, mitigation measures defined in EIR 530 require monitors to be present during the ground disturbing activities of the development.

Proposed Density:

Located within close proximity of the proposed Colinas Del Oro Specific Plan (SP364), are scattered single family residential homes to the east, vacant property to the west and north, and a tract housing subdivision to the southwest. Within the proposed development, the applicant is proposing residential densities of Very High Density Residential (14-20 dwellings per acre)(11.5 acres), Medium High Density Residential (5-8 dwellings per acre)(25.6 acres), and Medium Density Residential (2-5 dwellings per acre)(22.4 acres). The proposed project density, however, is consistent with the General Plan based mainly on the existing "Rural Village Overlay Study Area." Identified in the Elsinore Area Plan, this policy overlay (along State Highway 74) was identified in 2003 as an area with a mix of existing business and residential uses. The General Plan explains that the GP designations in this area required additional analysis due to the mix of existing uses in order to determine the most appropriate Land Use designations. Although the intent was to have the County do a larger area-wide analysis (which has not yet occurred), this Specific Plan has performed a more detailed analysis of the area as it relates to this proposed project.

The project lies between the City of Elsinore (1.7 miles south west), and the City of Perris (2.6 miles north east). There are currently several commercial designations up and down Highway 74. Additionally, the project is located along Highway 74 and near Ethanac, both Expressways (184' ROW) in the General Plan. Highway 74 is an Expressway intended to carry large volumes of connecting traffic between the two cities. The eventual buildout of these roadways would alter the character of the area (one for the reasons for the overlay). In addition, under the proposed General Plan Update, the character of the immediate vicinity of the proposed Project, on both sides of SR 74 would be altered, based on the recommended land uses. If approved by the Board of Supervisors, approximately 80 acres of Commercial Retail (CR) and 75 acres of Medium High Density Residential (MHDR) would be permitted within up to 1 mile of the proposed Project vicinity, adjacent to SR 74. Utilizing a CR floor area ratio of 0.25 this equates to roughly, 871,000 feet of CR uses. Utilizing the mid-range of the permitted density range of the MHDR designation of 6.5 d.u./acre, this equates to roughly 487 dwelling units in the MHDR development fabric, also within up to 1 mile from the proposed Project site. Lastly, according to the proposed General Plan Update, the proposed Project site is being recommended to be developed as Light Industrial (LI). The proposed Project is a mixed use, commercial, residential, recreational and open space project, which will be more compatible with the future development in the area than uses permitted under the LI designation.

Planning Area 4b Community Center:

Planning Area 4b is designated as a Community Center. The project applicant and the Specific Plan intend to have this property reserved for a possible future Community Center but the project does not envision actually building any structures on the site, just dedicating the land.

Potential Environmental Impacts:

Based on data provided in the DEIR/FEIR, it is concluded the Project could result in significant impacts to the following environmental issues: population and housing. All other potential impacts were determined to be less than significant without mitigation or can be reduced to a less than significant level with implementation of the mitigation measures.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Medium Density Residential (MDR), Medium High Density Residential (MHDR), Very High Density Residential (VHDR), Mixed-Use (MU), Rural Mountainous (RM), Open Space-Recreation (OS-R) as reflected on the Land Use Plan of the proposed Colinas del Oro Specific Plan.
2. Surrounding General Plan Land Use (Ex. #5): Rural Community-Very Low Density Residential (RC: VLDR) and Rural-Rural Mountainous (R:RM) to the north, Rural Community-Very Low Density Residential (RC:VLDR) and Community Development-Commercial Retail (CD: CR) to the east, Rural Community-Very Low Density Residential (RC: VLDR) and Community Development-Commercial Retail (CD:CR) to the south, and Rural-Rural Mountainous (R:RM), and Rural Community-Very Low Density Residential (RC: VLDR) to the west.
3. Proposed Zoning (Ex. #2): Specific Plan No. 364 (Colinas Del Oro)
4. Surrounding Zoning (Ex. #2): To the north and west of the project area is Rural Residential (R-R), and to the south and east is Rural Residential (R-R) and Scenic Highway Commercial (C-P-S).
5. Existing Land Use (Ex. #1): The project area is currently undeveloped.
6. Surrounding Land Use (Ex. #1): Vacant property to the west and north of the project site and scattered single family residential to the east and south.
7. Project Data:
Total Acreage: 126.4
Total Proposed Lots: 449
Proposed Min. Lot Size: 6,518 sq. ft.
Schedule: A
8. Environmental Concerns: Refer to Environmental Impact Report No. 530

RECOMMENDATIONS:

APPROVAL of the **PLANNING COMMISSION RESOLUTION NO. 2015-04** recommending adoption of General Plan Amendment No.743 and Specific Plan No. 364 to the Riverside County Board of Supervisors;

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 530**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures; pending final adoption of a Resolution for EIR530 and SP364; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 743**, amending the Land Use Designation of the project area from Community Development: Very Low Density Residential (CD:VLDR), and Rural: Rural Mountainous (R:RM) to Medium Density Residential (MDR), Medium High Density Residential (MDHR), Mixed Use (MU), Open Space-Recreation (OS-R), and Rural Mountainous (RM) as illustrated through the proposed Colinas del Oro Land Use Plan and to modify table 3 of the Elsinore Area Plan to include this Specific Plan; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7143**, amending the zoning designation of the project site from Rural Residential (RR) to Specific Plan (SP) as well as formalize the Specific Plan Boundary and create a Zoning Ordinance for the proposed project; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 364**, based on the findings and conclusions incorporated in the staff report and pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **TENTATIVE TRACT MAP NO. 36450**, based on the findings and conclusions incorporated in the staff report and pending adoption of the Specific Plan Resolution by the Board of Supervisors.

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

1. The project site is designated Very Low Density Residential (VLDR) and Rural Mountainous (RM) on the Elsinore Area Plan.
2. The Project site is located within a "Rural Village Overlay" in the General Plan, which allows a concentration of development within rural areas. Rural Villages accommodate a range of residential and local-serving commercial, educational, cultural, and recreational opportunities. This policy requires additional analysis of the area to determine Land Use Designations. Such analysis was performed in the EIR.
3. This GPA would create a split foundation Specific Plan. Those areas in Community Development would become a Community Development section of the Specific Plan, changing the existing Land Use designations from VLDR to residential and mixed uses. The Rural Mountainous area is in the Rural Foundation of the General Plan and would remain in the Rural Foundation, but with a Specific Plan Land Use Designation of Rural Mountainous.
4. There are currently several commercial designations up and down Highway 74.
5. Highway 74 is an Expressway intended to carry large volumes of connecting traffic between the two cities. The eventual buildout of these roadways would alter the character of the area (one for the reasons for the overlay).

6. The proposed residential use with a minimum of 6,518 square feet, is permitted use in the Very Low Density Residential and Rural Mountainous designations.
 7. General Plan Amendment No. 743 falls into the Entitlement category, because it is changing from Community Development Very Low Residential to Community Development Specific Plan.
 8. General Plan Amendment No. 743 does not involve a change in or conflict with:
 - I. the Riverside County Vision;
 - II. any general planning principle set forth in General Plan Appendix B;
 - III. or any foundation component designation in the General Plan.
- a. Chapter 5 of the Draft EIR (Land Use and Planning) analyzed the Project's consistency with applicable policies in the General Plan. Based on analysis in Draft EIR, the Project would be consistent with the applicable General Plan goals and policies.

Specifically, the Project is consistent with the vision for Riverside County as a "family of special communities in a remarkable environmental setting, as articulated in the General Plan Vision Statement." (General Plan). The Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Other Project attributes include the following:

- Land consumption has been minimized as a result of a clustered, more compact development pattern.
- The clustered development would result in higher densities, up to 14 units per acre on the Northeastern portion of the site, and more varied housing types than what is typically found in the Elsinore Area Plan.
- The Project will provide a wide range of pedestrian trails and interconnectivity.
- The project will also be bringing a range of residential and local-serving commercial, educational, cultural, and recreational opportunities to the area, thus being consistent with the Rural Village Area Policy which helps the project implement the intent of the General Plan.

Further, the Project is consistent with the planning principles in General Plan Appendix B for the reasons included in Draft EIR Table.

Finally, General Plan Amendment No. 743 does not involve a conflict in any foundation component designation as the existing foundation component designation of Rural will remain unchanged.

- b. General Plan Amendment No. 743 would contribute to the purposes of the General Plan. As noted above, the Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Specifically, since the current proposal to preserve the Northwestern

Site as open space will help, in part, the County achieve MSHCP conservation goals. Finally, the Project is consistent with the purposes of the General Plan as analyzed in Draft EIR.

- C. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- (a) GPA 743 would allow the Project to be planned in a comprehensive manner with clustered development such that the land uses and development intensity proposed for the eastern portion of the site would be an appropriate transition from the nonresidential uses to the west, while preserving property within the western portion of the site to buffer the open spaces west of the Project Site.
 - (b) New information about the Project Site's characteristics and the propriety of a specific plan, including the proposal to preserve the hillsides, has emerged since the General Plan was adopted. As background, the General Plan recognized that specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development.
 - (c) A detailed examination of the Project Site has revealed valuable information about the site's physical characteristics. The land plan created as a result of the site-specific analysis would cluster development to provide substantial new local and regional benefits as well as protect natural resources. The Specific Plan would preserve the hillsides in order to ensure protection of habitat and the wildlife travel route as well as to provide trails and passive recreational opportunities. Development density would be clustered on the eastern portion of the site where topography and access are most suitable for development and avoid the tailings area of the mine that was previously located on the site. In order to do so, a specific plan is necessary to implement the plan. The specific plan would allow for a comprehensive plan that would help achieve the County's vision of coordinated communities surrounded by aesthetically pleasing settings. Accordingly, the detailed analysis of the Project Site's resources and the propriety of a specific plan constitute new information that has emerged since the General Plan was adopted, thereby warranting GPA 743.
9. Substantial evidence in the form of the Environmental Impact report, technical studies and the Specific Plan demonstrate that the project would not create an internal inconsistency among the elements of the General Plan.
10. The proposed zoning for the subject site is Specific Plan No. 364 (SP).
11. The project site is surrounded by properties which are designated Rural Residential (R-R) to the north and west and Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) to both the south and east.

12. To the south and east is single family residential and to the north and west is vacant property.
13. The proposed project site is not located within a Criteria Cell of the Western Riverside Multiple Species Conservation Plan (MSHCP) and as such, is not targeted for long term conservation by the MSHCP.
14. The proposed project site is not located within a City Sphere of Influence. The closest city influence sphere would be that of the City of Perris which is located slightly north of the project area.
15. This land division is located within a CAL FIRE state responsibility area.
16. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhand the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
17. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
18. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts.
19. The following impact could not be mitigated to a level of less than significance after the implementation of relevant conditions of approval, regulations, or mitigation measures identified in both the Draft EIR and Final EIR.

Population/Housing:

The project represents 0.09 percent of the forecasted population for the SCAG Subregion in 2008 and 0.06 percent in 2035. As a percent of Project area forecast compromised of the surrounding cities and the Meadowbrook Community, the Project represents 0.31 percent in 2008 and 0.18 percent by 2035. Additionally, the Project represents 0.31 percent of the forecasted population for the Elsinore Area Plan as projected for the area buildout in the General Plan for Riverside County. The project compromises less than one-quarter of a percent of the SCAG's projections through 2035, and more than .08 percent of the County's projections through 2030. Any Project impacts are considered less than significant. However, the Project does not improve the region's job/housing balance. Therefore, the residential population growth from the Project is considered cumulatively considerable and significant, only in terms of the job-housing balance.

CONCLUSIONS:

1. The Colinas del Oro Specific Plan (SP) No. 364 is in conformance with the Specific Plan Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "A" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. City Sphere of Influence;
 - b. Agriculture Preserve;
 - c. A Fault Zone;
 - d. A Western Riverside MSHCP Criteria Area;
 - e. Airport Influence Area;
 - f. County Service Area; or a
 - g. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
 - a. State Responsibility Fire Area;
 - b. Low Liquefaction Area; and
 - c. Perris and Perris High Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 345-190-016 and 345-200-013.

MS

Y:\Planning Case Files-Riverside office\SP00364\PC-BOS Hearings\PC\SP 364 Staff Report.docx
Date Prepared: 01/01/01

RESOLUTION No. 2015-004
RECOMMENDING ADOPTION OF
SPECIFIC PLAN NO. 364 AND GPA 743

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on April 15, 2015, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on April 15, 2015, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of the environmental document, EIR 530;

APPROVAL of Specific Plan No. 364; and,

APPROVAL of General Plan Amendment No. 0743.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07143 GPA00743 SP00364
VICINITY/POLICY AREAS

Date Drawn: 01/21/2015
 Vicinity Map

Supervisor Jeffries
 District 1



Author: Vinnie Nguyen

Zoning Area: Meadowbrook



DISCLAIMER: On October 1, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated areas. The new General Plan provides for the same information as the previous General Plan. For further information, please contact the Riverside County Planning Department at (951) 955-3200 (Western County) or in Plain Desert at (760) 963-8377 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07143 GPA00743 SP00364

Supervisor Jeffries
District 1

Date Drawn: 01/21/2015
Exhibit 1

LAND USE



Zoning Area: Meadowbrook

Author: Vinnie Nguyen

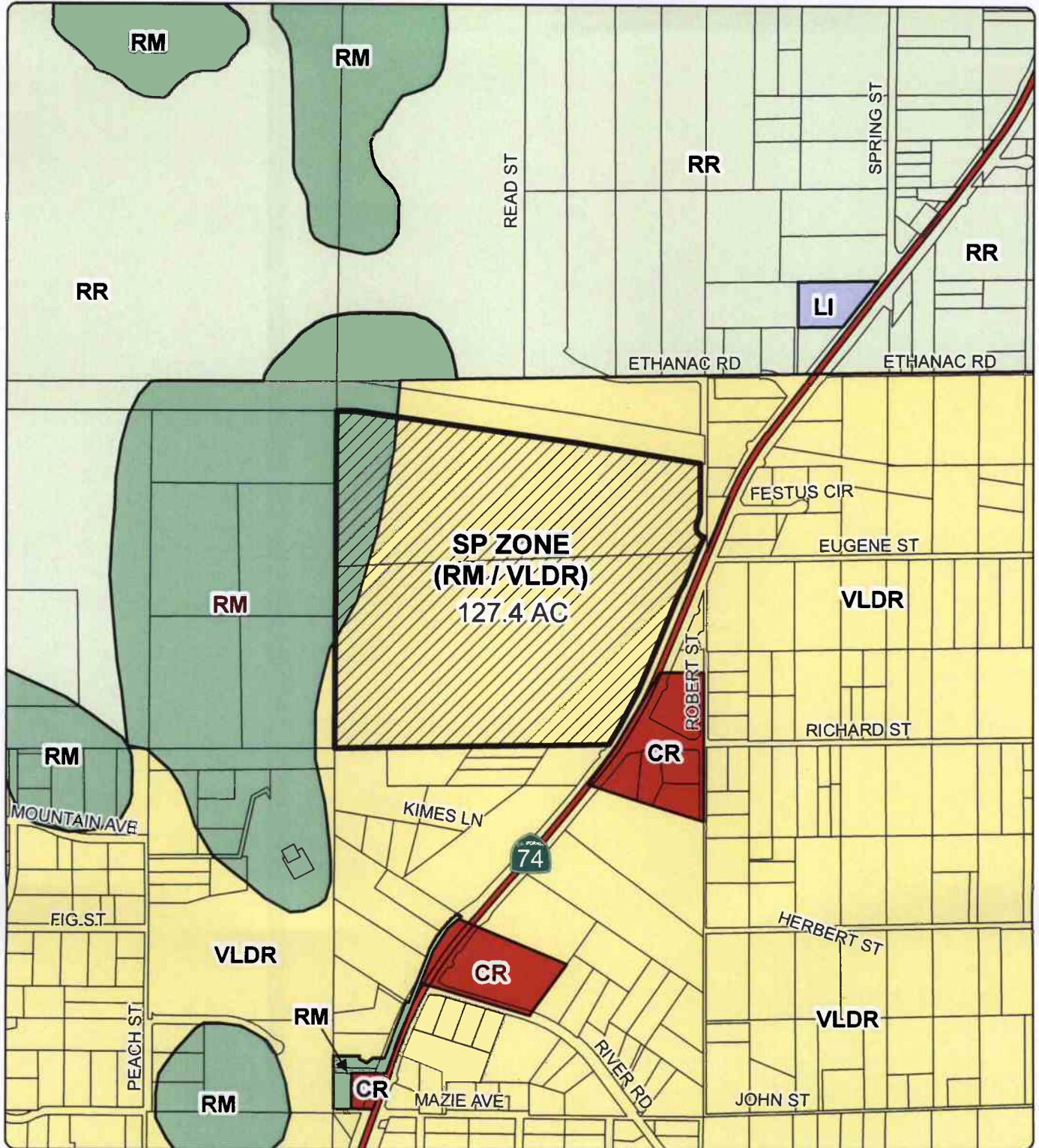


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07143 GPA00743 SP00364
PROPOSED GENERAL PLAN

Supervisor Jeffries
 District 1

Date Drawn: 01/21/2015
 Exhibit 6



Zoning Area: Meadowbrook

Author: Vinnie Nguyen

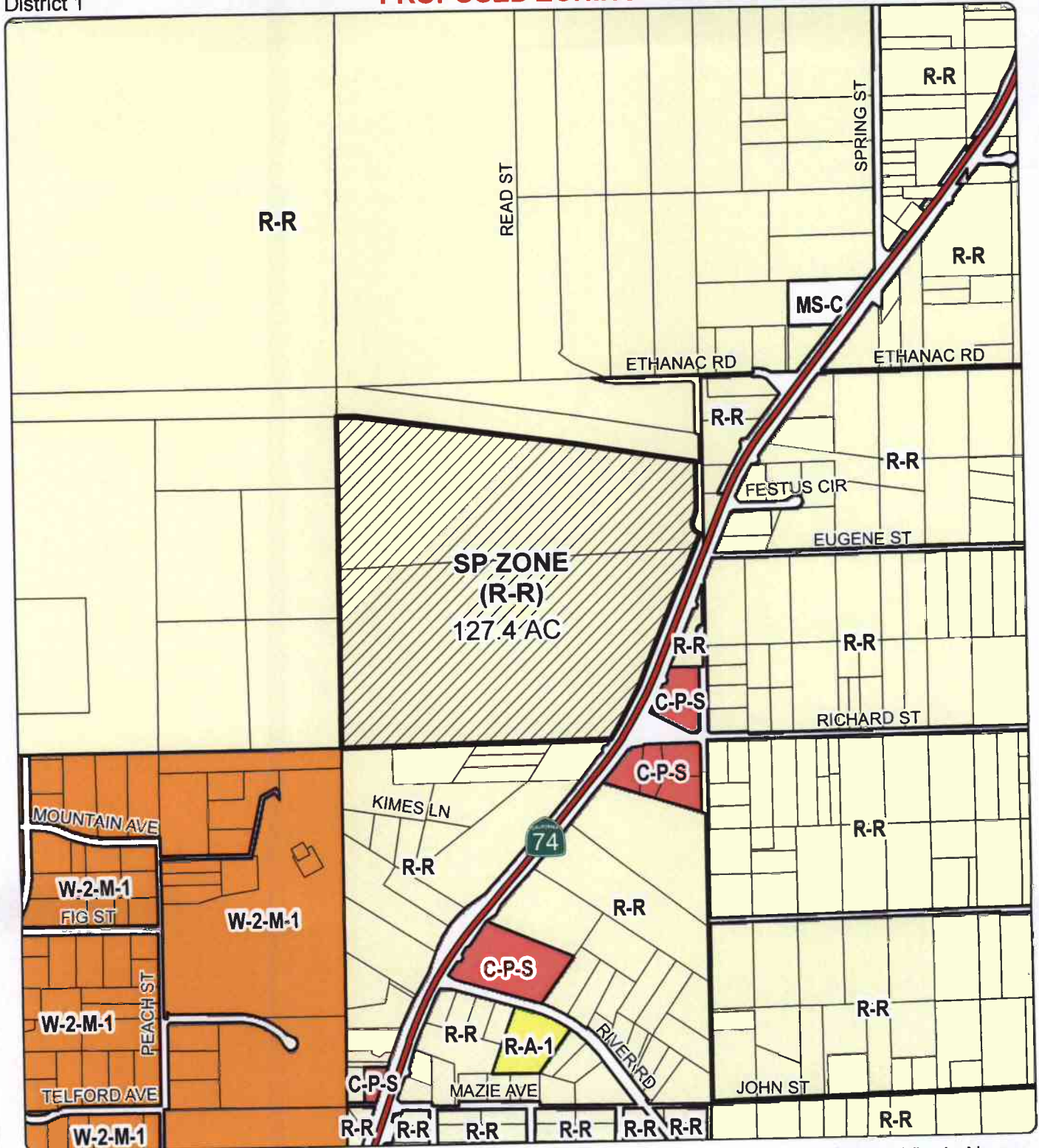


DISCLAIMER. On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07143 GPA00743 SP00364
PROPOSED ZONING

Supervisor Jeffries
 District 1

Date Drawn: 01/21/2015
 Exhibit 3



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>

Section I - Executive Summary

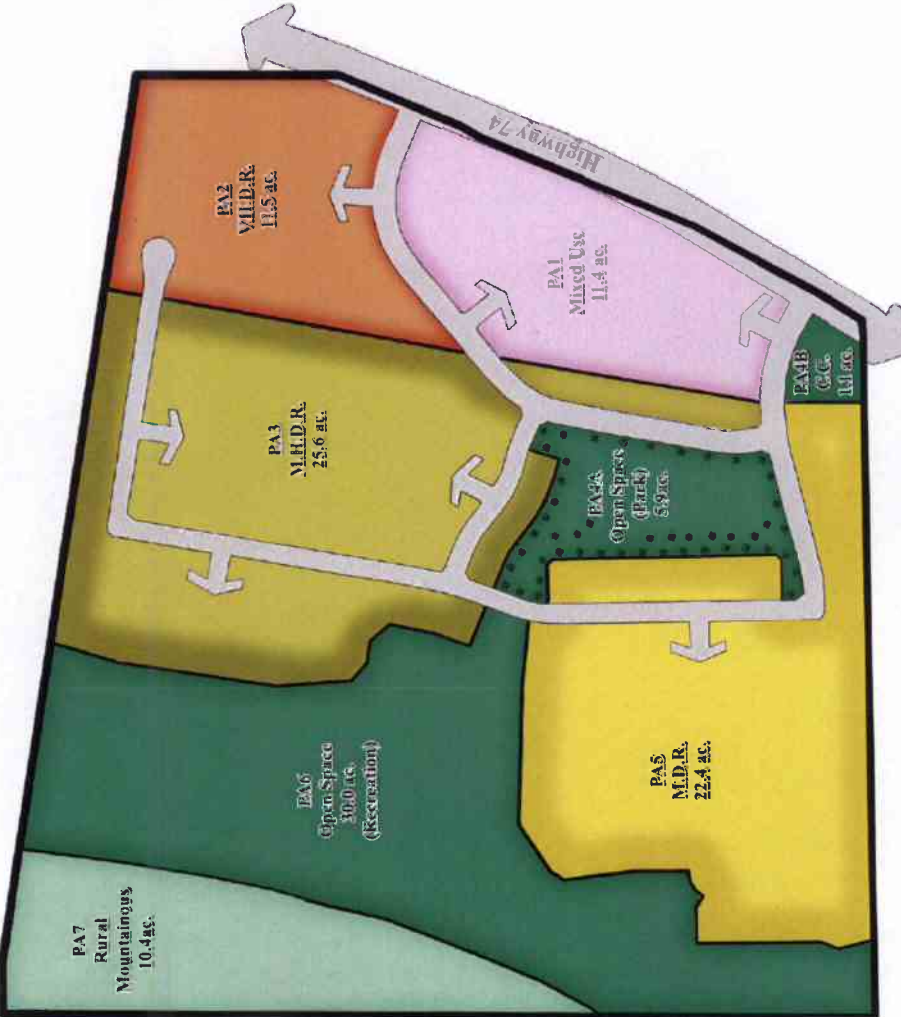


Table I-1
Specific Plan Land Use Summary

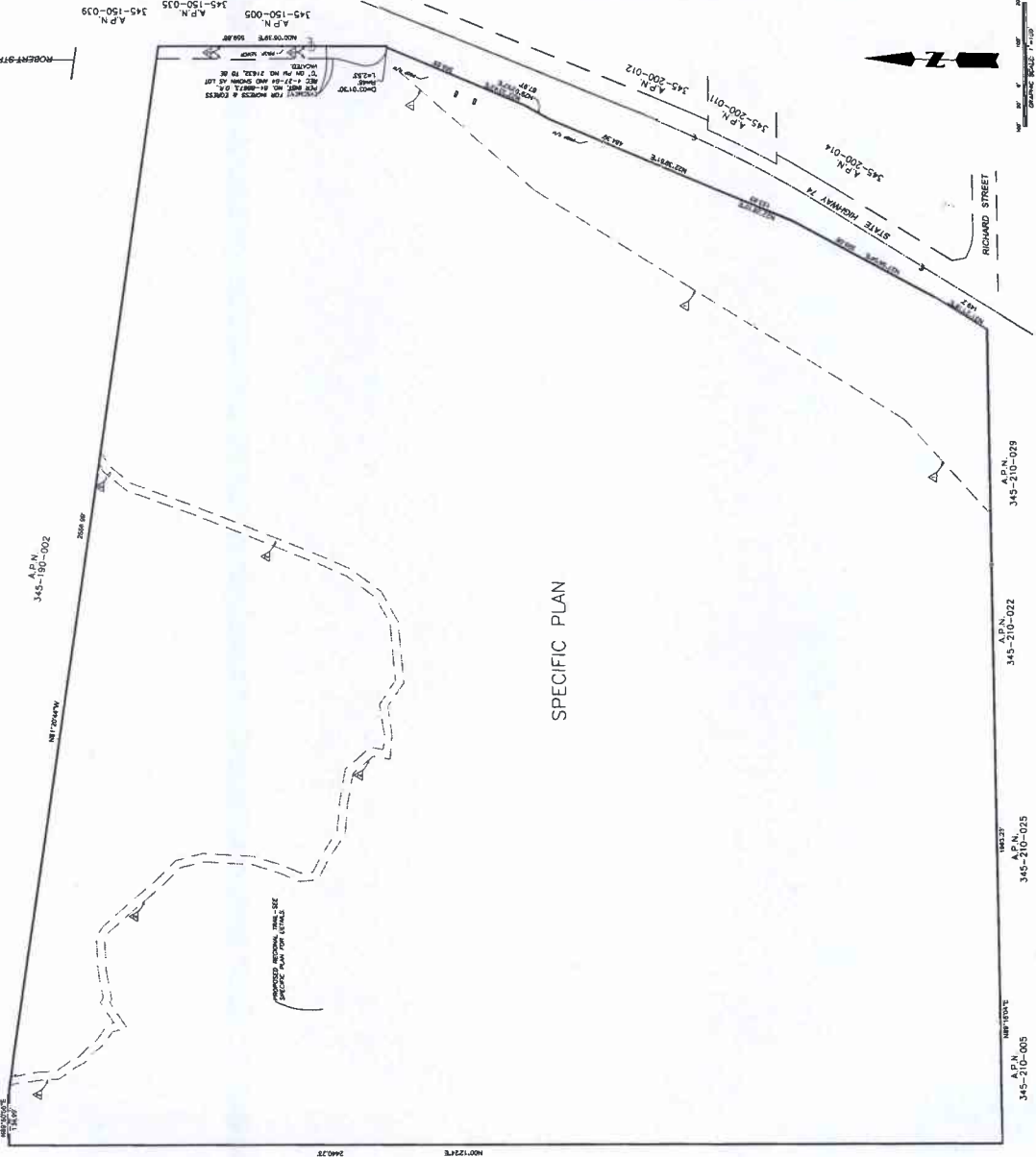
Land Use	Acres	Target Density	Target Dwelling Units	Project Density Range
Residential				
Medium Density Residential - PA 5	22.4	3.6	80	43-107
2-5 dwelling units per acre				
Medium High Density Residential - PA 3	25.6 ¹	6.4	163	120-193
5-8 dwelling units per acre				
Very High Density Residential - PA 2	11.5	---	198 ²	139-198
14-20 dwelling units per acre				
- Residential Subtotals	59.8	7.4	441	
Non-Residential				
Mixed-Use - PA 1	11.4	--	49 ²	N/A
Residential, Commercial				
Open Space - Recreation - PA 3	---	--	--	N/A
Mini-Parks				
Open Space - Recreation - PA 4A & 4B	7.0	--	--	N/A
Community Park/ Recreation Center / Community Center				
Open Space - Recreation - PA 6	30.0	--	--	N/A
Open Space Park				
Rural Mountains - PA 7	10.4	--	--	N/A
Open Space Park				
Major Circulation	8.1	--	--	N/A
SR 74, Streets 'A' - 'E'				
- Non-Residential Subtotals	66.6	--	490	N/A
Project Totals	126.4	3.9	490	N/A

1 Includes Open Space - Recreation PA 3 Mini-Parks (±1.4) acres.

2 The target density within the Very High Density Residential and Mixed Use areas will be determined at the Plot Plan stage of development; however, the total number of units cannot exceed 247 overall, and cannot exceed the target range for each of the respective Planning Areas. A minimum of 49 units shall be constructed in PA1.



IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
CHANGE OF ZONE EXHIBIT CZ07143
 BEING A SUBDIVISION OF A PORTION, PARCEL 2 AS SHOWN BY PARCEL MAP NO. 21832, ON FILE IN BOOK 141, PAGES 79 THROUGH 81 OF
 PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
 UNITED ENGINEERING GROUP CA, INC. JANUARY 2013



SPECIFIC PLAN

VICINITY MAP
 N.T.S.

GENERAL NOTES:

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THE PROPERTY IS SHOWN AS BEING SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN ON THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. THE PROPERTY IS SHOWN AS BEING SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN ON THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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10. THE PROPERTY IS SHOWN AS BEING SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN ON THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

UTILITY PURVEYORS:

- WATER: CALIFORNIA WATER SERVICE COMPANY
- SEWER: SOUTHERN CALIFORNIA GAS COMPANY
- ELECTRICITY: SOUTHERN CALIFORNIA GAS COMPANY
- TELEPHONE: SOUTHERN CALIFORNIA GAS COMPANY
- CABLE: SOUTHERN CALIFORNIA GAS COMPANY
- POSTAL: SOUTHERN CALIFORNIA GAS COMPANY
- TELEVISION: SOUTHERN CALIFORNIA GAS COMPANY
- INTERNET: SOUTHERN CALIFORNIA GAS COMPANY
- CELLULAR: SOUTHERN CALIFORNIA GAS COMPANY
- OTHER: SOUTHERN CALIFORNIA GAS COMPANY

LEGAL DESCRIPTION:

ALL INTERESTS IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 21832, ON FILE IN BOOK 141, PAGES 79 THROUGH 81 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ARE HEREBY DIVIDED INTO THE SEVERAL PARCELS SHOWN ON THIS SPECIFIC PLAN, TOGETHER WITH ALL EASEMENTS AND ENCUMBRANCES THEREON, AS SHOWN ON THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EASEMENT NOTES:

- 1. ALL EASEMENTS ARE SHOWN AS BEING SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN ON THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 2. ALL EASEMENTS ARE SHOWN AS BEING SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN ON THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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- 5. ALL EASEMENTS ARE SHOWN AS BEING SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN ON THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PROJECT AREA BREAKDOWN:

TOTAL PROJECT AREA: 128.30 ACRES

LEGEND:

SPECIFIC PLAN

OWNER/APPLICANT:
 COLINAS DEL ORO, INC., U.S. POSTAL SERVICE
 1000 COLINAS DEL ORO, SUITE 100
 SAN JUAN, CA 95128
 (510) 231-8714

COLINAS DEL ORO
 CHANGE OF ZONE EXHIBIT
 CZ07143

1000 Colinas Del Oro Blvd.
 Suite 100
 San Juan, CA 95128
 Phone: (510) 231-8714
 Fax: (510) 231-8715
 www.colinasdeloro.com

ueg
 united engineering group

DEAN C. PHILLIPS
 U.S. No. 9911

SEAL OF RIVERSIDE COUNTY
 REGISTERED PROFESSIONAL ENGINEER
 IN THE STATE OF CALIFORNIA
 No. 45827

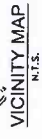
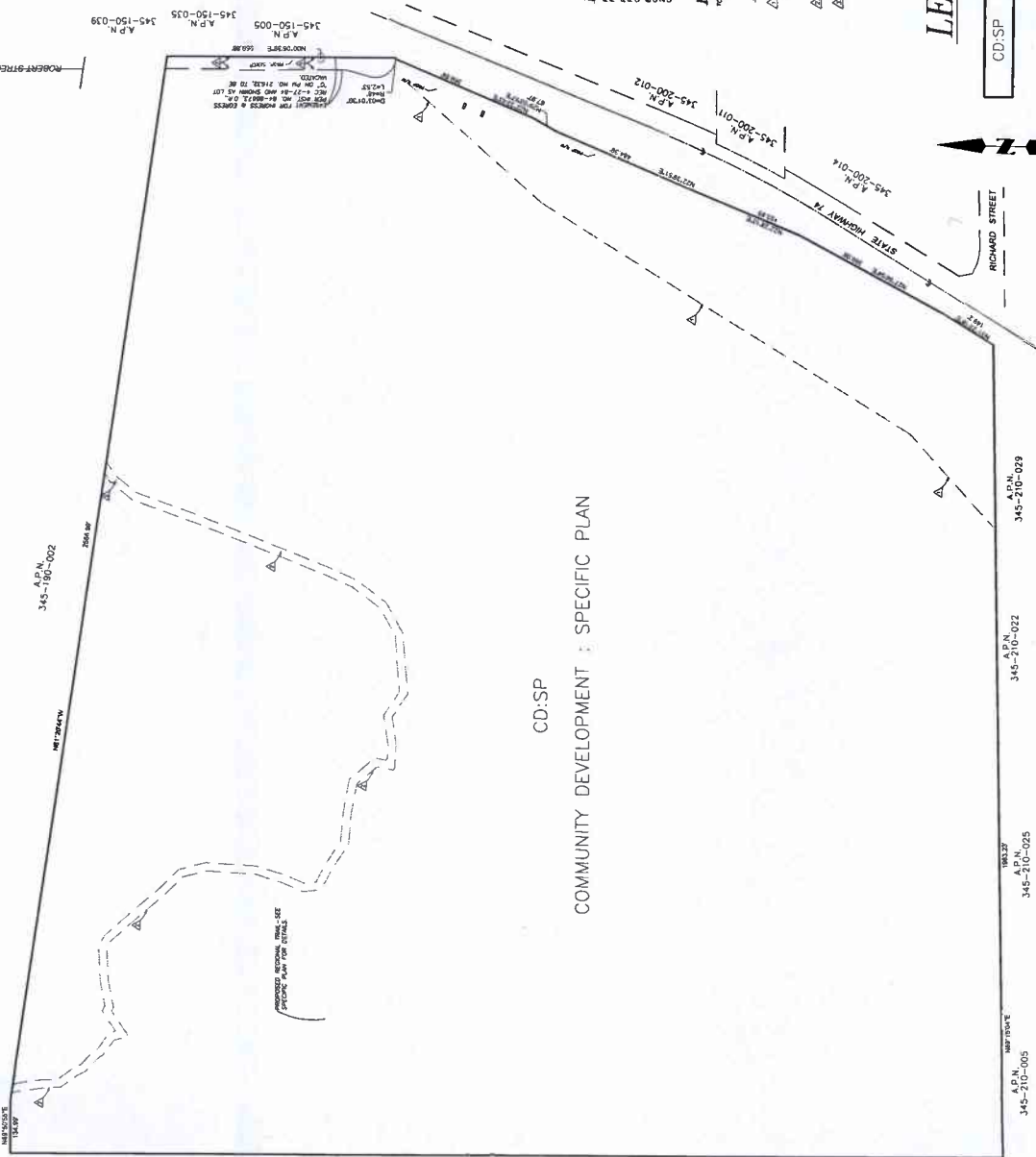
CHRISTOPHER F. LENZ
 R.C.E. No. 63001

SEAL OF RIVERSIDE COUNTY
 REGISTERED PROFESSIONAL ENGINEER
 IN THE STATE OF CALIFORNIA
 No. 45827

NO. DATE
 REVISIONS

DESIGNED BY
 CHECKED BY
 DATE

IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
GENERAL PLAN EXHIBIT GP00743
 BEING A SUBDIVISION OF A PORTION, PARCEL 2 AS SHOWN BY PARCEL MAP NO. 21832, ON FILE IN BOOK 141, PAGES 78 THROUGH 81 OF
 PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
 UNITED ENGINEERING GROUP CA, INC. JANUARY 2013



GENERAL NOTES:

1. THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
3. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT.
4. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED DEVELOPMENT AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
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20. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED DEVELOPMENT AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.

UTILITY SURVEYORS:

ALL UTILITIES SHOWN ON THIS PLAN WERE LOCATED BY THE SURVEYORS LISTED BELOW. THE SURVEYORS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN.

LEGAL DESCRIPTION:

ALL INTERESTS IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 21832, ON FILE IN BOOK 141, PAGES 78 THROUGH 81 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ARE HEREBY REFERRED TO AS THE UNINCORPORATED AREA. THE UNINCORPORATED AREA IS DESCRIBED AS FOLLOWS: COMMUNITY DEVELOPMENT MAP NO. CD-517886 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PROJECT AREA BREAKDOWN:

TOTAL PROJECT AREA: 178.89 ACRES

EASEMENT NOTES:

- △ EASEMENT FOR THE USE OF THE PUBLIC HIGHWAY AND PUBLIC UTILITIES AS SHOWN BY PARCEL MAP NO. 21832, ON FILE IN BOOK 141, PAGES 78 THROUGH 81 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- △ EASEMENT FOR THE USE OF THE PUBLIC HIGHWAY AND PUBLIC UTILITIES AS SHOWN BY PARCEL MAP NO. 21832, ON FILE IN BOOK 141, PAGES 78 THROUGH 81 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- △ EASEMENT FOR THE USE OF THE PUBLIC HIGHWAY AND PUBLIC UTILITIES AS SHOWN BY PARCEL MAP NO. 21832, ON FILE IN BOOK 141, PAGES 78 THROUGH 81 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LEGEND:

CD:SP COMMUNITY DEVELOPMENT SPECIFIC PLAN



OWNER/APPLICANT:
 COLINAS DEL ORO LAND CO., LLC
 3451 W. STATE ST., SUITE 150
 SAN ANTONIO, CA 78210
 (214) 352-0779

		1000 West 10th Street Suite 2000 Phoenix, AZ 85001 Phone: 602.954.8800 Fax: 602.954.8801 www.ueg.com	
		RICHARD C. PHILLIPS C.E., No. 10081	
		CHRISTOPHER F. LUTZ C.E., No. 10081	
DATE: _____ DESCRIPTION: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____	DATE: _____ DESCRIPTION: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____	DATE: _____ DESCRIPTION: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____	DATE: _____ DESCRIPTION: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____
PROJECT NUMBER: CA-30043		SHEET 1 OF 1	
GENERAL PLAN EXHIBIT GFA00743		JAN 18, 2013	

SPECIFIC PLAN Case #: SP00364

Parcel: 345-200-013

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP- Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 364 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 364 Screencheck No. 2.

CHANGE OF ZONE = Change of Zone No. 7143.

GPA = Comprehensive General Plan Amendment No. 743.

EIR = Environmental Impact Report No. 530.

10. EVERY. 2 SP- SP Document

RECOMMND

Specific Plan No. 364 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 530 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

SPECIFIC PLAN Case #: SP00364

Parcel: 345-200-013

10. GENERAL CONDITIONS

10. EVERY. 2 SP- SP Document (cont.) RECOMMND

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 3 SP - Ordinance Requirements RECOMMND

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 4 SP - Limits of SP DOCUMENT RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 5 SP - HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN; and,

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly

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10. GENERAL CONDITIONS

10. EVERY. 5 SP - HOLD HARMLESS (cont.) RECOMMND

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

BS GRADE DEPARTMENT

10.BS GRADE. 1 SP- ORD. NOT SUPERSEDED RECOMMND

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 2 SP- GEO/SOIL TO BE OBEYED RECOMMND

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT RECOMMND

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 EVMWD WATER AND SEWER SERVICE RECOMMND

All projects within the Specific Plan shall be required to connect to Elsinore Valley Municipal Water DIstrict (EVMWD). It is the responsibility of the each project to

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10. GENERAL CONDITIONS

10.E HEALTH. 1 EVMWD WATER AND SEWER SERVICE (cont.) RECOMMND

ensure that all requirements to obtain water and sewer service are met with EVMWD as well as all other applicable agencies.

10.E HEALTH. 2 RETENTION BASINS - NO VECTORS RECOMMND

Any proposed retention basin shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

PLANNING DEPARTMENT

10.PLANNING. 3 SP - MAINTAIN AREAS & PHASES RECOMMND

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 4 SP - NO P.A. DENSITY TRANSFER RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 5 SP - UNANTICIPATED RESOURCES RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to

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10. GENERAL CONDITIONS

10.PLANNING. 5 SP - UNANTICIPATED RESOURCES (cont.) RECOMMND

convene the meeting.

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

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

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

10.PLANNING. 6 SP - MM-5.3-1 RECOMMND

Construction emissions will not exceed adopted significance thresholds with the application of watering exposed surfaces three times a day.

10.PLANNING. 7 SP - MM-5.3-2 RECOMMND

Operational emissions will not exceed adopted significance thresholds for NOx and ROG with the application of allowing gas hearths only.

10.PLANNING. 8 SP - MM-5.3-4 RECOMMND

Where heavy equipment will be used within 160 feet of odor sensitive uses, heavy equipment shall be fueled by alternative fuels, such as natural gas or biodiesel.

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10. GENERAL CONDITIONS

10.PLANNING. 9 SP - MM-5.6-12 RECOMMND

In as much as rapid draw-down of the water table would cause a sudden change in the stress field conditions within the mine, pumping groundwater for irrigation or other purposes is not recommended.

10.PLANNING. 10 SP - MM-5.11-2 RECOMMND

All construction equipment shall be required to minimize noise from construction activities. Equipment mufflers shall be maintained in proper operating order. All equipment shall be operated in the quietest manner feasible.

10.PLANNING. 11 SP - MM-5.11-3 RECOMMND

To the extent feasible, the noisiest operations shall be scheduled to occur simultaneously in the construction program to avoid prolonged periods of annoyance.

10.PLANNING. 12 SP - MM-5.11-4 RECOMMND

During construction, best efforts should be made to locate stockpiling and/or stationary noise-generating construction equipment from the property line of existing sensitive receptors, when and where feasible.

10.PLANNING. 13 SP - MM-5.11-5 RECOMMND

To reduce noise impacts associated with noise-generating construction equipment, temporary diesel-or gasoline-powered generators, and where a portable diesel-or gasoline-powered generator is necessary, it shall have a maximum noise muffling capacity and be located as far as technically feasible placed from noise sensitive uses.

10.PLANNING. 14 SP - MM-5.11-6 RECOMMND

No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

10.PLANNING. 15 SP - MM-5.11-7 RECOMMND

All Project workers exposed to noise levels above 80 dBA shall be provided with personal protective equipment for

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10. GENERAL CONDITIONS

10.PLANNING. 15 SP - MM-5.11-7 (cont.) RECOMMND

hearing protection (i.e., earplugs and/or earmuffs); areas where noise levels are routinely expected to exceed 80 dBA shall be clearly posted with signs requiring hearing protection be worn.

10.PLANNING. 16 SP - MM-5.11-8 RECOMMND

If blasting is required, blasts should be restricted to the hours of 8 a.m. to 4 p.m.

10.PLANNING. 17 SP - MM-5.16.3-5 RECOMMND

Gas service shall remain available to all existing customers during construction of new and replacement gas lines within the project site.

TRANS DEPARTMENT

10.TRANS. 1 GEN - SP LANDSCAPING PLANS RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859.2 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859.2 shall prevail.

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 SP - INDUSTRIAL HYGIENE RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) a noise study shall be required.

20.E HEALTH. 2 ENVIRONMENTAL CLEANUP PROGRAM RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the project applicant shall submit to the Department of Environmental Health, Environmental Cleanup

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20. PRIOR TO A CERTAIN DATE

20.E HEALTH. 2 ENVIRONMENTAL CLEANUP PROGRAM (cont.) RECOMMND

Programs (ECP) an original copy of an Environmental Site Assessment (ESA), Phase 1 study. An ESA Phase 2 study may be required at the discretion of ECP if the information provided in the ESA Phase 1 indicates the requirements.

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST RECOMMND

The applicant has ninety (90) days from the date of the 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 exactions imposed on this project as a result of the approval or conditional approval of this project.

30. PRIOR TO ANY PROJECT APPROVAL

BS GRADE DEPARTMENT

30.BS GRADE. 1 SP - CONTAMINATED SOIL RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of a grading permit, the applicant/ developer shall provide a soils report addressing the site conditions including but not limited to the following:

1-Indicate all contaminates in the soil and provide remediation requirements to mitigate any hazardous conditions on the site.

2-Indicate whether any remediation efforts will be conducted as part of the grading permit process.

3-If remediation is required by any other department or agency provide documentation from those departments or agencies stating that the remediation efforts have been satisfied.

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30. PRIOR TO ANY PROJECT APPROVAL

30.BS GRADE. 2 SP - MINE TAILINGS, SHAFTS RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of a grading permit, the applicant/ developer shall provide a soils report addressing the existing mine tailing and final sealing of the test excavation, shafts, and/or stopes and proper closure of the previous mine located onsite. The existing conditions shall be clearly delineated on the grading plan.

30.BS GRADE. 3 SP - SOIL REMEDIATION COMPL RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan etc.), the following condition shall be placed on the implementing project:

Prior to issuance of any building permit, the applicant/ developer shall provide documentation that the soil remediation has been completed and is safe for the intended use.

30.BS GRADE. 4 SP - MINE TAILINGS, SHAFTS RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan etc.), the following condition shall be placed on the implementing project:

Prior to issuance of any building permit, the applicant/ developer shall provide documentation that the existing mine tailings and final sealing of the test excavations, shafts, and/or slopes and proper closure of the previous mine located onsite has been completed. Provide documentation from any State Agencies indicating that remediation efforts have been completed.

EPD DEPARTMENT

30.EPD. 1 SP - 30 DAY BURROEING OWL RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan etc.), the following condition

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1 SP - 30 DAY BURROEING OWL (cont.)

RECOMMND

shall be placed on the implementing project:

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

30.EPD. 2 SP - MBTA SURVEY

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan etc.), the following condition shall be placed on the implementing project:

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 2 SP - MBTA SURVEY (cont.) RECOMMND

of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

30.EPD. 3 SP - MITIGATION RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan etc.), the following condition shall be placed on the implementing project:

In the document entitled Determination of Biologically Equivalent or Superior Preservation TR36450 and Colinas Del Oro Specific Plan 364, it is stated that to mitigate the direct effects on 0.622 acres of onsite riparian/riverine areas, Lansing Industries Inc., proposes to purchase 0.622 acres of compensatory mitigation credits. This would be at a 1:1 ratio. The Environmental Programs Division will require mitigation credits to be purchased at a 2:1 ratio. The 2:1 ratio is the minimum standard for impacts to riparian/riverine areas.

PARKS DEPARTMENT

30.PARKS. 1 SP - TRAIL MAINT RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application: "PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said

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30. PRIOR TO ANY PROJECT APPROVAL

30.PARKS. 1 SP - TRAIL MAINT (cont.) RECOMMND

trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

30.PARKS. 2 SP - SP & TRACT MAP CONSIST RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application: "PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

The applicant shall submit a final map that indicates all trail(s) within the specific plan are consistent with the tract map to the Regional Park and Open-Space District for review and approval.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL) RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS RECOMMND

rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS (cont.)

RECOMMND

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 3 SP - DURATION OF SP VALIDITY

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as [eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended.] [the issuance of the 613th building permit.]) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS

RECOMMND

Prior to the approval of ny implementing project within the SPECIFIC PLAN (i.e.: ract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Five (5) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP -

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS (cont.)

RECOMMND

Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
Clerk of the Board of Supervisors	1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 5 SP- PROJECT LOCATION EXHIBIT

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. [The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.]

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 6 SP- ACOUSTICAL STUDY REQD

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP- ACOUSTICAL STUDY REQD (cont.) RECOMMND

Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 12 SP - EA REQUIRED RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 13 SP - ADDENDUM EIR RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical informaiton (i.e. traffic studies, updated biological studies, etc.) have been required by the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP - ADDENDUM EIR (cont.)

RECOMMND

Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 14 SP - SUPPLEMENT TO EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 15 SP - SUBSEQUENT EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - SUBSEQUENT EIR (cont.) RECOMMND

relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 17 SP - AMENDMENT REQUIRED RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - AMENDMENT REQUIRED (cont.) RECOMMND

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 18 SP- PARK AGENCY REQUIRED RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of a County Service Area, shall be annexed into the County Service Area or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department. Should the CSA indicate a desire not to annex the area, this COA can be set to "NOT APPLY."

30.PLANNING. 20 SP- PA PROCEDURES RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP- PA PROCEDURES (cont.)

RECOMMND

tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 21 SP- CC&R RES PUB COMMON AREA

RECOMMND

rior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 21

SP- CC&R RES PUB COMMON AREA (cont.)

RECOMMND

2. A signed and notarized declaration of covenants, conditions and restrictions;

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

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

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP- CC&R RES PUB COMMON AREA (cont.) (cont.) RECOMMND

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

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

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 22 SP- CC&R RES PRI COMMON AREA RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 22 SP- CC&R RES PRI COMMON AREA (cont.)

RECOMMND

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP- CC&R RES PRI COMMON AREA (cont.) (cont.) RECOMMND

other document creating the assessment lien.

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

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 28 SP - SKR FEE CONDITION RECOMMND

Prior to the approval of any implementing project the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant 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 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 126.4 acres in accordance with the SPECIFIC PLAN. 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - SKR FEE CONDITION (cont.) RECOMMND

subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 29 SP - POST GRADING REPORT RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified [archaeologist/paleontologist/other] were complied with."

30.PLANNING. 30 SP- SCHOOL MITIGATION RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Perris and Perris Union High School District shall be mitigated in accordance with state law."

30.PLANNING. 32 SP - IF HUMAN REMAINS FOUND RECOMMND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

The Project applicant(s) shall include the following wording on all construction contract documentation:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32 SP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

30.PLANNING. 34 SP *- ENTRY MONUMENTATION RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit ____.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area __ of the SPECIFIC PLAN, as shown on pages __ to __.
3. Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 35 SP - CULTURAL RESOURCE PRO RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35

SP - CULTURAL RESOURCE PRO (cont.)

RECOMMND

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.

30.PLANNING. 36

SP - NATIVE AMERICAN MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36

SP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

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

30.PLANNING. 37

SP - MM-5.3-5

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of building permits:

The project shall incorporate Energy Efficient Project Design (consistent with Section II.J, Energy Efficiency, of Specific Plan No. 364), which includes photovoltaic solar roofs.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP -MM-5.3-3

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to project approval:

A construction activity management plan shall be prepared and implemented if any levels of heavy metals exist in the tailings piles that may be of concern if they become airborne. The plan will identify necessary stabilization measures to be undertaken and a monitoring program that verifies the effectiveness of those measures.

30.PLANNING. 39 SP - MM-5.4-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of a grading permit:

To mitigate the direct effects on 0.622 acres of onsite Riparian/Riverine Areas, the applicant shall purchase 1.244 acres (or at a ratio determined by the appropriate resource agency(s) of compensatory mitigation credits at a 2:1 ratio or ratio determined by the appropriate resource agency(s).

30.PLANNING. 40 SP - MM-5.4-2

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of a grading permit:

A Waste Discharge Report (WDR) shall be required prior to impacting areas under the jurisdiction of the RWQCMB.

30.PLANNING. 41 SP - MM-5.4-3

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - MM-5.4-3 (cont.)

RECOMMND

on the implementing project:

Prior to the issuance of grading permits:

Vegetation removal should be planned outside the nesting season for raptors (February 1 to June 30) and outside the peak nesting season for birds (March 1 to June 30) if practicable. If vegetation removal would occur during those time periods, a pre-construction survey for active nests would be required. Restrictions may be placed on construction activities in the vicinity of any active nest observed until the nest is no longer active, as determined by a qualified Biologist.

30.PLANNING. 42 SP - MM-5.4-4

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of building permits:

Construction of the off-site water improvements will have an unavoidable temporary impact on Riverine Areas. To reduce unavoidable temporary impacts to insignificant levels, the off-site water improvements will be confined to the area located within the disturbed streambed where the dam-like structure was constructed and native riparian resources were removed. Construction of the off-site water improvements will include normal trenching and backfill activities. Replacement of like materials and stabilization will occur immediately after the water line is placed in the trench. Removal of the dam-like structure will be an improvement to existing conditions. The channel and banks of the blue-line stream will be recontoured to correspond with existing conditions up- and downstream, thus restoring the natural flow regime in the blue-line stream.

30.PLANNING. 43 SP - MM-5.5-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43 SP - MM-5.5-1 (cont.)

RECOMMND

Prior to the issuance of grading permits:

Grading and other ground-disturbing construction activities be monitored for the presence of buried prehistoric or historic features and sites. Such resources might include one or more of the following: 1) prehistoric remains associated with the "Indian hut" noted on the 1880 GLO Plat map; 2) prehistoric features or sites buried under alluvium in the eastern part of the site; 3) buried historic trash deposits and/or privies associated with the Good Hope Mine site; and, 4) possible human remains/burials.

30.PLANNING. 44 SP - MM-5.5-2

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of a grading permit:

The Project applicant(s) shall include the following wording in all construction contract documentation: If inadvertent discoveries of subsurface archaeological resources are discovered during grading, work shall be halted immediately within 50 feet of the discovery and the Developer, the project archaeologist and the Pechanga appropriate Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the County Planning Director and a qualified, neutral archeologist hired by the applicant and the Tribe for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the County Planning Commission and/or Board of Supervisors. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, as defined by relevant state and local law, mitigation would be required pursuant to and consistent with Public Resources Code Section

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - MM-5.5-2 (cont.)

RECOMMND

21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4.
(Revised per Planning Department).

30.PLANNING. 45 SP - MM-5.5-3

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

At least 30 days prior to issuance of a grading permit, the Project applicant(s) shall contact the appropriate Tribe to notify the Tribe of grading, excavation, and the adopted monitoring program to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project grading and development scheduling; terms of compensation for Tribal monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.

30.PLANNING. 46 SP - MM-5.6-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the grading permit final inspection approval:

Removal of all undocumented artificial fill, colluvium/topsoil, younger alluvial deposits, and the surficial weathered older alluvial-channel deposits and bedrock materials will be necessary prior to fill placement. On a preliminary basis, remedial grading is estimated to consist of the removal of the upper 2 to 20 feet, or greater, of undocumented artificial fill,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 46 SP - MM-5.6-1 (cont.) RECOMMND

potentially compressible native soils and/or weathered surficial older alluvium/bedrock materials, below existing grades.

30.PLANNING. 47 SP - MM-5.6-2 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

Due to the potentially compressible, and collapsible nature of Quaternary Alluvium - Younger soils, they are considered unsuitable for support of structures and/or improvements in their existing state and therefore, will be need to be removed and recompacted, in areas proposed for development.

30.PLANNING. 48 SP - MM-5.6-3 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

Topsoil/Colluvium soils shall be removed and recompacted, if not removed by planned excavation, should settlement sensitive improvements be proposed within their influence.

30.PLANNING. 49 SP - MM-5.6-4 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

The weathered near surface (upper 2 to 3 feet) channel deposits of Quaternary Very Old Alluvial-Channel Deposits are unsuitable for support of settlement sensitive improvements in their existing state, and will require removal and recompaction, if not removed by planned

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 49 SP - MM-5.6-4 (cont.)

RECOMMND

excavation.

30.PLANNING. 50 SP - MM-5.6-5

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

The weathered near surface (upper 1 to ~~2~~2 feet) of the bedrock is unsuitable for support of settlement-sensitive improvements, and will require removal and recompaction, if not removed by planned excavation, should settlement-sensitive improvements be proposed within their influence.

30.PLANNING. 51 SP - MM-5.6-6

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of a grading permit:

The Project site will be subject to strong seismic ground shaking and will expose people or structures to potential substantial adverse effects. The Project design and construction shall comply with the recommendations contained within the 2012 Geo Report, or the 2014 Geo Report, if applicable, as it pertains to strong seismic ground shaking.

30.PLANNING. 52 SP - MM-5.6-7

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of a building permit:

The developer shall obtain a geotechnical study for the reservoir that addresses the maximum amount of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 52 SP - MM-5.6-7 (cont.)

RECOMMND

acceleration forecast from the maximum credible earthquake; incorporate this information into the design of a new reservoir. The design must prevent a catastrophic tank failure, yet allow stored water to be released in a controlled manner that can be captured on the site and conveyed to a nearby stream channel or drainage facility.

30.PLANNING. 53 SP - MM-5.6-8

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

Debris/impact walls and/or diversion devises should be constructed, where reentrant canyons intercept the proposed development and/or cut slopes. The actual location and need for such devises would best be evaluated at the 40-scale plan stage, when design grades are semi-finalized or finalized. The effects of surface flooding should be evaluated by the design engineer at that time.

30.PLANNING. 54 SP - MM-5.6-9

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

Due to the potential for the introduction of stormwater pollutants directly into the local groundwater table, stormwater basins will need to sealed and lined.

30.PLANNING. 55 SP - MM-5.6-10

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 55 SP - MM-5.6-10 (cont.) RECOMMND

It shall be determined that stormwater basins are not located over the Good Hope and San Jacinto "Claim" line and/or large shaft opening areas, and/or at the toe of descending structural fill slopes.

30.PLANNING. 56 SP - MM-5.6-11 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to map recordation:

The CC&R's shall indicate the potential for perched groundwater conditions, and this shall be disclosed to all interested/affected parties, homeowners, and any homeowners association.

30.PLANNING. 57 SP - MM-5.6-13 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

The Project shall comply with the recommendations contained within the 2012 Geo Report for those areas identified on Figure 5.6-1, as it pertains to areal subsidence or ground fissures. The potential for areal subsidence or ground fissures is deemed low, except as indicated on Figure 5.6-1.

30.PLANNING. 58 SP - MM-5.6-14 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

Should features such as perched boulders, core stones, etc. exist in natural or cut slopes above the proposed

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 58 SP - MM-5.6-14 (cont.)

RECOMMND

residential or commercial development, and not be removed by the proposed grading, then debris/impact walls and/or diversion devices should be constructed, where these features intercept the proposed development and/or cut slopes. The actual location and need for such devices would best be evaluated prior to the issuance of a grading permit, at the 40-scale plan stage, when design grades are finalized and following a supplemental review.

30.PLANNING. 59 SP - MM-5.6-15

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of grading permits:

Appropriate safety considerations for potential caving and sloughing, such as shoring or layback cuts, should be incorporated into the construction design details, which shall be submitted to, and approved by, the County, in order to assure stability.

30.PLANNING. 60 SP - MM-5.6-17

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final:

The Project will be developed in compliance with the "Fill Placement" and "Rock Placement Guidelines" contained in the 2012 Geo Report. Oversized materials exist on-site and will be generated during some bedrock excavations, which will require specialized placement techniques during grading. No oversized materials greater than 8 inches in diameter, should be placed within 10 feet of finish grade. This will necessitate the need for scraper/dozer pits and/or rockfill blankets if the oversized materials cannot be reduced in size, during grading. Additionally, proper disclosure to all interested/affected parties, homeowners, and any homeowners association, will be required regarding the potential for difficult excavation, hard rock, oversize

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 60 SP - MM-5.6-17 (cont.)

RECOMMND

materials and their hold-down distances from finish grade, etc. Local utility entities may require a more stringent backfill grain size restriction (i.e., less than 4 inches in maximum size), which may require impact or select grading during utility backfill.

30.PLANNING. 61 SP - MM-5.6-16

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the final grading permit:

In order to facilitate foundation construction and trenching of utilities, as well as to mitigate rock hardness, over excavation of cut pads in hard rock areas should be performed to a minimum depth of 3 feet below finish grade, or 2 feet below foundations, whichever is greater, and subsequently replaced with properly compacted fill.

30.PLANNING. 62 SP - MM-5.6-18

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

Entire cut areas of affected lots should generally be over excavated to a minimum depth of 3 feet below finish grade, or 2 feet below the foundation, whichever is greater, and/or a maximum ratio of fill thickness on the lot of 3:1 (maximum: minimum), and replaced with compacted fill. The County of Riverside requires that the minimum fill thickness beneath a lot be at least half of the maximum fill thickness on the lot. Removal bottoms should be sloped toward the street, or other approved areas. In areas of hard rock, the over excavation should be performed such that a minimum 1 percent gradient is maintained toward the front of the lot in order to reduce the potential for the accumulation of water (from irrigation or rainfall) in the fill caps. A minimum of 2 feet of compacted fill is

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 62 SP - MM-5.6-18 (cont.)

RECOMMND

recommended below all foundations.

30.PLANNING. 63 SP - MM-5.6-19

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

Fill slopes should be properly built and compacted to a minimum relative compaction of 90 percent throughout, including the slope surfaces. Any cut slopes proposed should be designed at gradients of 2:1 and should not exceed 30 feet in height, without a specific slope stability evaluation. While stabilization of such cut slopes is not currently anticipated, locally adverse geologic conditions (e.g., adverse joints and/or fractures, discontinuities, etc.) may be encountered which may require remedial grading or laying back of the slope to an angle flatter than the adverse geologic condition. In addition, existing natural slopes that remain outside areas of proposed development, may be prone surficial instability, as was noted during our previous investigation of the property (GSI, 2006). These natural slopes should have drainage directed away from their tops and bottoms, and will also require regular and periodic maintenance. General guidelines for slope construction are presented in Appendix E. At a minimum, the proposed slopes should be constructed in accordance with 2010 CBC (CBSC, 2010) requirements. Irrigation of natural slopes is not recommended.

30.PLANNING. 64 SP - MM-5.6-20

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

The post-tensioned slab zone should be delineated or indicated on all grading plans. In addition, based on

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 64 SP - MM-5.6-20 (cont.)

RECOMMND

preliminary evaluation of the proposed finish grade elevations, and the relatively steep subsurface topography on portions of the site, post-tensioned foundations are also specifically recommended for proposed fill areas that equal or exceed about 25 feet in thickness, at the conclusion of grading. Additional evaluations will be conducted prior to the issuance of a grading permit, at the 40-scale plan stage, when design grades are semi-finalized or finalized.

30.PLANNING. 65 SP - MM-5.6-21

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

Based on engineering analyses, post-tensioned foundations will be recommended for engineered fills with low expansive materials. Expansion Index [E.I.] >21 and <51) exhibiting plasticity indices greater than 15, -200 >10% and medium to medium expansive soils (E.I.51 to 90). Additional E.I. and Plasticity Index (P.I.) testing should be performed during site development to further evaluate the preliminary test results obtained.

30.PLANNING. 66 SP - MM-5.6-22

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

The off-site Project components shall comply with the recommendations contained within the 2012 Geo Report, and 2014 Geo Report, where applicable. Additional evaluations will be conducted prior to the issuance of a grading permit, at the 40-scale plan stage, when design grades are semi-finalized or finalized.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 67

SP - MM-5.7-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

Should an accidental release of a hazardous material occur, the following actions will be implemented: construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted under the oversight of Riverside County Site Cleanup Program. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area.

30.PLANNING. 68

SP - MM-5.7-2

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection:

If an unknown contaminated area is exposed during construction, the following actions will be implemented: any contamination found during construction will be reported to the Riverside County Site Cleanup Program and all of the sampling or remediation related to the contamination will be conducted under the oversight of the Riverside County Site Program; construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be identified; a qualified

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 68 SP - MM-5.7-2 (cont.)

RECOMMND

professional (industrial hygienist or chemist) shall test the contamination and determine the type of material and define appropriate remediation strategies; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area.

30.PLANNING. 69 SP - MM-5.7-3

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

The County shall verify and approve the construction Traffic Management Plan incorporates adequate measures to ensure emergency access and availability of SR 74 should an evacuation be needed. To the extent feasible, the length of time that construction activities occur within the SR 74 right-of-way shall be limited. To the extent that construction activities must occur within the SR 74 right-of-way, the Traffic Management Plan prepared for construction activities shall provide adequate emergency access to all parcels of land at all times, and shall include measures to ensure that during an evacuation, the right-of-way is accessible for this purpose.

30.PLANNING. 70 SP - MM-5.7-4

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 70 SP - MM-5.7-4 (cont.)

RECOMMND

Prior to the issuance of grading permits:

The underground storage tank shall be removed from the site and the soil in the area be analyzed for possible contamination. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

30.PLANNING. 71 SP - MM-5.7-5

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

If buried drums or any other storage canisters are discovered at the site during future site development, it is recommended that they be documented, properly disposed of offsite, and that the soil around such structures be properly assessed and possibly analyzed for contaminants.

30.PLANNING. 72 SP - MM-5.7-6

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

If buried drums or any other storage canisters are discovered at the site during future site development, it is recommended that they be documented, properly disposed of offsite, and that the soil around such structures be properly assessed and possibly analyzed for contaminants.

30.PLANNING. 73 SP - MM-5.7-7

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 73 SP - MM-5.7-7 (cont.)

RECOMMND

Prior to the issuance of grading permits:

Additional site characterization of the tailings shall be conducted to further determine if these wastes are considered hazardous to human health or the environment. All tailings will be specially handled. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

30.PLANNING. 74 SP - MM-5.7-8

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

If any materials are discovered at the site during any future soil moving activities that may contain asbestos, it is recommended that a qualified contractor be contacted to remove such materials. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

30.PLANNING. 75 SP - MM-5.7-9

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval :

If any materials are discovered at the site during any future soil moving activities that may contain lead, it is recommended that a qualified contractor be contacted to remove such materials. Any work conducted shall be in compliance with guideline set by an oversight agency such as the DEH or the Department of Toxic Substances Control (DTSC).

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 76 SP - MM-5.7-10

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

Tailing deposits shall be transported to the proposed commercial area of the site and deposited in an engineered underground enclosure. This enclosure should be designed to accomplish the following parameters:

All pathways where surface or ground water can migrate into and through the tailing deposits will be eliminated. The top of the enclosure which will be entirely water proof will be designed to cause water entering the subsurface to be directed to the edges of the structure and away from the tailings. This will preclude any leaching of heavy metals into the native soils and groundwater;

All site utilities will be located above the top of the enclosure. This will preclude the need to expose the tailings in the event of a need to repair a utility. Thus, once deposited, there will be no reason for any future personnel to be exposed to the tailing deposits.

A deed restriction will be recorded that documents the existence of the enclosure.

30.PLANNING. 77 SP - MM-5.7-11

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of grading permits:

A blasting report shall be submitted to the County as part of the grading plan check review. Said blasting report shall contain, at a minimum, the following information:

Explosive handling

Chemical exposure

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 77

SP - MM-5.7-11 (cont.)

RECOMMND

Compliance with 2010 California Fire Code Chapter 33 and the California Code of Regulations, Title 19, Subchapter 4, Article 6.

The following shall be required:

The use and handling of explosives is restricted to permittees, their employees and authorized representatives, who shall be at least 21 years of age; however, persons between the ages of 18 and 21 years may be permitted to use and handle such explosives if they are under the direct personal supervision of an experienced competent permittee, employee or authorized representative over the age of 21 years.

Smoking shall not be permitted while explosives are being used or handled, and no one within 50 feet of explosives shall possess matches, lighters, open light or other fire or flame. Exception: The lighting of safety fuse in conjunction with approved blasting operations.

No person shall use or handle explosives while under the influence of intoxicating liquors, or narcotics.

Authorized containers or Class II magazines shall be used for taking detonators and other explosives from storage magazines to the blasting area.

When blasting is done in congested areas or in close proximity to a structure, railway, or highway, or any other installation that may be damaged, the blast shall be covered before firing with a mat constructed so that it is capable of preventing fragments from being thrown. Appropriate provisions (water) shall be available in brush areas to extinguish a fire that may occur as a result of blasting operations.

Persons authorized to prepare explosive charges or conduct blasting operations shall use every reasonable precaution, including but not limited to warning signals, flags, barricades, guards or woven mats to insure the safety of the general public.

Blasting operations, except by special written permission of the County, shall be conducted during daylight hours.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 77

SP - MM-5.7-11 (cont.) (cont.)

RECOMMND

Whenever blasting is being conducted in the vicinity of gas, electric, water, fire alarm, telephone, telegraph or steam facilities, and flammable liquid and any similar lines, the blaster shall notify the appropriate representatives of such facilities, at least 24 hours in advance of blasting, specifying the location and intended time of such blasting. In an emergency this time limit may be waived by the County.

Due precautions shall be taken to prevent accidental discharge of electric blasting caps from current induced by radar, radio transmitters, lightning, adjacent power lines, sand or dust storms, or other sources of extraneous electricity. These precautions shall include:

1.The suspension of all blasting operations and removal of persons from the blasting area during the approach and progress of an electric storm, or sand or dust storm.

2.The posting of signs warning against the use of mobile radio transmitters on all access roads between 1,000 feet and 3,000 feet of the blasting operations. The sign shall be in contrasting 8 inch letters on a white background and shall read "BLASTING AREA-

NO RADIO TRANSMITTING". Signs shall be displayed only at time of blasting.

3.No electric blasting shall be done under overhead electric lines, or at such distance where it is possible for the blasting line to be blown in contact with any electric line unless the power in the energized line is shut-off or unless show blow deflectors, hold downs, mats, logs, or other material are placed over the charge to confine the blast.

4.When blasting near overheard electric lines, and when placing the lead and leg wires near these lines, the lead and leg wires shall not be placed parallel to the power line, and they shall be securely anchored.

5.Before a blast is fired, the person in charge shall make certain the surplus explosive materials are in a safe place, that persons and vehicles are at a safe distance or under sufficient cover, and that a loud warning signal has been sounded. It shall also be ascertained that all entrances to the place or places where charges are to be fired are properly guarded.

6.Tools used for the opening of containers of explosive materials shall be made on non-sparking materials.

7.Empty boxed and paper, plastic of fiber packaging

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 77 SP - MM-5.7-11 (cont.) (cont.) (cont.) RECOMMND

material which has previously contained explosive materials shall not be reused, and shall be disposed of in an appropriate manner.

8. Explosive materials shall not be abandoned.

9. Temporary storage for use in connection with approved blasting operations shall comply with NFFPA 495.

30.PLANNING. 78 SP - MM-5.8-1 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

With the exception of the area set aside for conservation, future development shall include the construction of all onsite and offsite drainage facilities as required by the County Flood Control and Water Conservation District as described in this Subchapter of the EIR.

30.PLANNING. 79 SP - MM-5.10-1 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

The open test shaft (approximately 15 feet in depth) should be located and temporarily fenced, prior to clean-out and proper backfill, to keep equipment and construction/field personnel away from the open test shaft, in accordance with CAL/OSHA (2011) requirements.

30.PLANNING. 80 SP - MM-5.10-2 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 80 SP - MM-5.10-2 (cont.)

RECOMMND

Any unidentified open test excavations, shafts, or stopes shall be identified and properly filled.

30.PLANNING. 81 SP - MM-5.10-3

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

For shafts, the anticipated remedial measure would consist of the removal of all near surface loose soil and rock within the shaft opening, the placement of a lean concrete slurry plug and/or concrete cap, in-turn capped with a minimum of 5 feet of compacted fill, and incorporating structural setbacks near the shaft opening. These recommendations assume that the shaft is poorly backfilled.

If the quality (relative compaction) of the shaft backfill is better than anticipated, these remedial recommendations may be modified somewhat, based on review and approval by the controlling authorities. The preliminary remedial measures for stope areas might consist of, but may not be limited to, backfilling the near surface workings with onsite materials, imported crushed rock, or a lean concrete slurry. All test excavations, shafts, and/or stopes identified onsite, should be surveyed and properly abandoned following local and State requirements can be refined based on the requirements of the controlling authorities and conditions exposed in the field prior to and/or during earthwork construction. If additional concealed mine workings or other subsurface structures are uncovered/revealed during grading, they will need to be further evaluated on a case-by-case basis to determine what, if any, remedial measures or recommendations, consistent with the Mitigation Measures, are considered warranted.

30.PLANNING. 82 SP - MM-5.10-4

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 82 SP - MM-5.10-4 (cont.)

RECOMMND

Prior to issuance of grading permits:

Due to the potential for slope instability, potential problems with required keyway construction, and the potential to disturb proposed sealed shaft/stoped areas, descending slopes greater than 15 feet in vertical height should not toe-out on the Good Hope and San Jacinto "Claim" line and/or at large shaft opening areas. Descending slopes within these areas will need to be set-back from the Good Hope and San Jacinto "Claim" line (previously established setback lines) and/or large shaft opening areas by an approximate lateral distance of 40 feet.

30.PLANNING. 83 SP - MM-5.10-5

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of grading permits:

All proposed building pads (commercial and residential) will need to be located outside the "restricted zone." Based on the actual surveyed locations of the shaft/stoped areas encountered during the closure of the mine and sealing of the mine's test excavations, shafts, and/or stopes, additional restricted areas and/or shaft setbacks zones may be required.

30.PLANNING. 84 SP - MM-5.10-6

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of grading permits:

Due to the potential for settlement and associated distress within the areas where any Project roadways cross the "restricted zone" onsite, should be constructed at high angles in order to minimize the amount of damage should settlement occur. Appropriately located up-gradient and down-gradient cut-off valves for the utilities, to

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30.PLANNING. 84 SP - MM-5.10-6 (cont.) RECOMMND

facilitate repair, should be incorporated into the design.

30.PLANNING. 85 SP - MM-5.11-1 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to building permit final inspection approval:

For high-noise activities (dumping of ballast materials for example) taking place adjacent to existing sensitive receptors, small, portable noise barriers should be placed near the noise-producing equipment, between the noise source and the receptors. These barriers may be constructed from on-site (for example) from 4-foot by 8-foot sheets of marine plywood (minimum one-inch thickness) or one and one eighth inch (1 1/8") tongue-in-groove sub-floor, backed with three and a half inch thick R-11 fiberglass insulation for sound absorption. Several such panels may be hinged together in order to be self-supporting and to provide a continuous barrier.

30.PLANNING. 86 SP - MM-5.11-9 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits:

The applicant shall retain a qualified contractor/consultant and have that contractor/consultant prepare a comprehensive Blasting Plan for this grading activity, as appropriate, and to the extent blasting required. This plan shall include, at a minimum, the following aspects/information:

- 1.Type of blasting media to be used (TNT, ANFO, etc.).
- 2.Drilling method. Bore hole diameter, depth of bore hole, number of holes per shot, stemming, burden, weight/volume of explosives, accelerants, fuse types, etc.
- 3.Amount of material expected to be produced per blast.
- 4.Monitoring plans for blast-induced ground vibrations and air overpressure (sound).

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 86

SP - MM-5.11-9 (cont.)

RECOMMND

5. Monitoring plans for drilling-induced ground vibrations and noise impacts on all surrounding uses, including wildlife.

6. Monitoring plans for potential adverse effects caused by blasting relative to slope stability.

7. Monitoring plans for potential adverse effects caused by blasting relative to the hydrologic characteristics of the rock body.

8. Recommendations for minimizing any potential drilling and blasting impacts, as appropriate.

9. All necessary blasting permits.

30.PLANNING. 87

SP - MM-5.11-10

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of building permits:

Future traffic noise levels for sensitive uses adjacent to SR 74 could result in exterior noise loading is greater than 65 dB CNEL. Mixed Use Planning Area 1 and residential Planning Area 2 are both adjacent to SR 74 and sensitive uses within these development areas may be exposed to high traffic noise levels. In order to meet the Riverside County exterior noise compatibility guideline at the closest Project lots under General Plan build-out traffic noise, one or more of the following mitigation measured will be required to ensure residential uses in PA 1 and PA 2 adjacent to the SR 74 are adequately protected from roadway noise sources:

Sensitive uses adjacent to SR-74 could achieve the 65 dB CNEL noise contour by setting homes further than the setback distances indicated previously.

A 6-0 foot high perimeter wall or berm at homes backing up to or abutting SR-74 could provide up to 6 dB attenuation.

Mixed use area PA 1, adjacent to SR-74, could place commercial structures immediately adjacent to the roadway to acoustically shield interior residential uses. Such design strategies could eliminate any needed noise

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 87 SP - MM-5.11-10 (cont.)

RECOMMND

mitigation in PA 1.

Recreational space such as a noise protected community park or pool may be considered to meet noise protection standards such that individual residential balconies or patios would not require to be mitigated below the 65 dB CNEL threshold.

Sensitive uses adjacent to SR-74 could achieve the 65 dB CNEL noise contour by setting homes further than the setback distances at least 50 feet from Project access roadways.

30.PLANNING. 88 SP - MM-5.11-11

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to building permit final inspection approval:

Interior noise levels can achieve the 45 dB CNEL building code standard with standard construction features such as dual paned windows and the ability to close windows. Supplemental ventilation, in conjunction with air conditioning, is required in any livable space where window closure to shut out roadway noise is needed to meet interior standards. This shall be reflected on the plans and inspected for compliance, prior to building final inspection.

30.PLANNING. 89 SP - MM-5.11-12

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of building permits:

Verification of code compliance for any future residential uses within PA 1 and PA 2 shall be provided to the Building Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 90 SP - MM-5.13.2-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To assure that the future project development incorporates defensible space concepts, the design of each tract shall be reviewed with the Sheriff Department prior to submittal of any tract maps, conditional use permits or other entitlements.

30.PLANNING. 91 SP - MM-5.16.3-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of building permits:

The applicant shall provide evidence that the following has been addressed.

To utilize energy efficiently, all residential buildings, large public buildings (library, public community center, schools, and joint-use facilities), large private recreation buildings and large commercial buildings (retail and office) shall exceed the 2008 California Energy Code - Title 24, Part 6 energy efficiency standards by 35%. To meet this rating standard, combinations of the following energy efficiency design elements or future elements shall be used to achieve at least a 35% energy savings compared to the 2008 Building Energy Standards:

- i) Tankless water heaters
- ii) High efficiency lighting
- iii) Low energy HVAC systems with tighter HVAC ducts
- iv) Improved drywall, insulation and sealing installation
- v) "Cool roofs" reflect the sun's light back to the sky
- vi) Heat-repelling radiant barrier roof foil reflect the sun's heat back to the sky
- vii) Double-paned windows
- viii) Dual-glazed, Lo E2 windows
- ix) Other energy conservation measures developed between 2011 and 2017 when the propose project is envisioned to begin actual construction.

2. To utilize energy efficiently, homebuilders shall

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 91 SP - MM-5.16.3-1 (cont.)

RECOMMND

install Energy Star-rated model appliances, if the homebuilder chooses to install major appliances such as a dishwasher, washing machine, and refrigerator in the new residential units.

3. To utilize energy efficiently, major appliances installed in large public buildings (library, public community center, schools, and joint-use facilities) and large private recreation buildings shall be Energy Star-rated .

4. To utilize energy efficiently, street lights shall be installed with energy-efficient lighting, such as approved LED lights the meet the requirements of County Ordinance No. 655.

5. To increase renewable energy sources and reduce greenhouse gas emissions, large public buildings (library, public community center, schools, and joint-use facilities) and large private recreation buildings shall be installed with solar panels, photovoltaic cells, solar thermal systems or other renewable energy generating technology.

6. To increase renewable energy sources and reduce greenhouse gas emissions, homebuilders shall offer to home buyers solar panels, photovoltaic cells, solar thermal systems or other renewable energy generating technology as part of the homebuilder's option program.

7. Where professional management is available, such as an HOA, recycled water shall be used in residential front-yards and backyards, i.e. private common area, and in adjacent street parkways, subject to EVMWD and County approvals.

8. Where professional management is not available, grass turf (live not artificial) shall be limited to 33% of the landscaped area of a conventional single-family detached lot.

30.PLANNING. 92 SP - MM-5.16.3-2

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to recordation of a map:

The current or subsequent project applicant shall construct, or enter into an agreement and post security,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 92 SP - MM-5.16.3-2 (cont.) RECOMMND

in a form and amount acceptable to the Building and Safety Department, guaranteeing the undergrounding of proposed utility distribution lines in conformance with applicable County standards and the County's Capital Improvement Policy.

30.PLANNING. 93 SP - MM-5.16.3-3 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of grading permits:

Tentative tract maps shall be conditioned to require that all electrical service lines (excluding transmission lines) serving development within the project will be installed underground. This includes existing service facilities that may have to be relocated temporarily during grading.

30.PLANNING. 94 SP - MM-5.16.3-4 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to grading permit final inspection approval:

The contractor shall temporarily relocate existing overhead facilities, as necessary to maintain service, while grading and installing the new underground system is underway.

30.PLANNING. 95 SP - MM-5.16.4-1 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of building permits:

The project proponent shall recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 95 SP - MM-5.16.4-1 (cont.)

RECOMMND

the project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program - Form B and Form C to ensure compliance. Form B - Recycling Plan must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety, Form C - Reporting Form must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior building final inspection.

30.PLANNING. 96 SP - MM-5.16.4-2

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to recordation of a map:

The Homeowners Association established for the proposed development shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively. Homeowners shall be notified of such in the CC&Rs.

30.PLANNING. 97 SP - MM-5.16.4-3

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of building permits:

To assure compliance with the California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 97 SP - MM-5.16.4-3 (cont.) RECOMMND

local jurisdiction to require adequate areas for collecting and loading recyclable materials, for any multi-unit residential, commercial or industrial facilities, clearance from the Riverside County Waste Management Department is needed to verify compliance with AB 1327 in terms of installation of recycling access areas at these facilities.

30.PLANNING. 98 SP - MM-5.5-6 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of grading permits:

The Project shall comply with the provisions and recommendations of the PRIMP in order to monitor, identify, and preserve any paleontological resources encountered during ground disturbance activities.

30.PLANNING. 99 SP - MM-5.5-5 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

PRIOR TO GRADING PERMIT FINAL INSPECTION APPROVAL:

Prior to grading permit final, trenching and other ground-disturbing construction activities associated with the sewer and water line improvements along existing roadways shall be monitored for the presence of buried prehistoric or historic features and sites.

TRANS DEPARTMENT

30.TRANS. 1 SP - LC LANDSCAPE CONCEPT PLAN RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan etc.), the following condition shall be placed on the implementing project:

Provide two (2) sets of plans on 24" x 36" sheets at 20

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1

SP - LC LANDSCAPE CONCEPT PLAN (cont.)

RECOMMND

scale that include a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859.2 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The Conceptual Landscape Plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

The Conceptual Landscape Plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

30.TRANS. 2

SP LC LNDSCP CMN AREA MNTNNC

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2

SP LC LNDSCP CMN AREA MNTNNC (cont.)

RECOMMND

common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area 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. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.
- d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859.2 (as adopted and any amendments thereto). Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859.2 (as adopted and any amendments thereto). to, the following: Planning Area(s) Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2 SP LC LNDSCP CMN AREA MNTNNC (cont.) (cont.) RECOMMND
requirements of Ordinance No. 859.2 (as adopted and any
amendments thereto).

30.TRANS. 4 SP - SP364/TS CONDITIONS RECOMMND

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 General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Central Avenue (NS) at:
Collier Avenue (EW) - #1

SR?74 (NS) at:
I?15 Freeway SB Ramps (EW) - #2
I?15 Freeway NB Ramps (EW) - #3
Dexter Avenue (EW) - #4
Cambern Avenue (EW) - #5
Rosetta Canyon Drive (EW) - #6
Riverside Street (EW) - #7
Greenwald Avenue (EW) - #8
River Road (EW) - #9
Richard Street/Project North Access (EW) - #10
Project North Access (EW) - #11
Ethanac Road (EW) - #12
Theda Street (EW) - #13
Ellis Avenue (EW) - #14

Perris Boulevard (NS) at:
SR?74 (EW) - #15

Redlands Avenue (NS) at:
SR?74 (EW) - #16

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4 SP - SP364/TS CONDITIONS (cont.) RECOMMND

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.

30.TRANS. 5 SP - SP364/IMPROVEMENTS RECOMMND

All roads shall be improved per the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

30.TRANS. 6 SP - SP364/WRCOG TUMF RECOMMND

Prior to the issuance of the certificates of occupancy of final building inspection (whichever occurs first), the developer shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with Ordinance No. 824. Fees may also be paid at the time application is made for building permit pursuant to Ord. 824.

30.TRANS. 7 SP - SP364/TS REQUIRED RECOMMND

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 364 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

30.TRANS. 8 SP - SP364/TS GEOMETRICS RECOMMND

The intersection of SR-74 (NS) at Project South Access (EW) shall be improved to provide the following geometrics:

- Northbound: two through lanes
- Southbound: one left-turn lane, two through lanes, one right-turn lane
- Eastbound: one right-turn lane
- Westbound: one shared left-turn/right-turn lane

NOTE: The southbound right-turn lane may utilize the project frontage improvements on SR-74 to establish

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8

SP - SP364/TS GEOMETRICS (cont.)

RECOMMND

a right-turn lane if sufficient pavement is provided. The project access shall be restricted to right-in/right-out turning movements while maintaining the existing southbound left-in and westbound left-out at Richard Street. The project shall provide a raised median design that shall enforce these turning provisions.

The intersection of SR-74 (NS) at Project North Access (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one left-turn lane, two through lanes, one right-turn lane
Eastbound: one left-turn lane, one shared through/right-turn lane
Westbound: N/A

NOTE: The southbound right-turn lane may utilize the project frontage improvements on SR-74 to establish a right-turn lane if sufficient pavement is provided. The northbound left-turn lane shall be a minimum of 200' and shall accommodate the deceleration transition from the adjacent through lane.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

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

30.TRANS. 9

SP - SP364/TS INSTALLATION

RECOMMND

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of the traffic signal(s) at the following intersections or as approved by the Transportation Department:

Signals not eligible for fee credit:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 9 SP - SP364/TS INSTALLATION (cont.) RECOMMND
 SR-74 (NS) at Project North Access (EW)

30.TRANS. 10 SP - SP364/TS INTERCONNECT RECOMMND

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for traffic signal interconnect along the project frontage of SR-74.

or as approved by the Transportation Department.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PA4A PLANS REQUIRED (1) NOTAPPLY

PRIOR TO THE ISSUANCE OF THE _____th building permit within the SPECIFIC PLAN, the park designated as Planning Area _____ shall be constructed and fully operable.

{NOTE TO PLANNER: this condition will probably need to be repeated several times.}

100.PLANNING. 2 SP - COUNT RES BUILD PERMITS RECOMMND

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 490 residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 3 SP - PA4A PLANS REQUIRED(1) RECOMMND

PRIOR TO THE ISSUANCE OF THE 1st Building Permit within the SPECIFIC PLAN, detailed park plans shall be submitted to the Planning Department and the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the portion of the park site designated within Planning Area 4A, specifically the portion that is on top of the hill between Planning Areas 3 and 5, such that a park is available with a tot lot and grass area for the first residents of the SPECIFIC PLAN.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3 SP - PA4A PLANS REQUIRED(1) (cont.) RECOMMND

The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 4 and with the requirements of the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The 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.

100.PLANNING. 4 SP - PA4A PARK CONST(1) RECOMMND

PRIOR TO THE 25th BUILDING PERMIT within the SPECIFIC PLAN, the portion of the park site designated within Planning Area 4A, specifically the portion that is on top of the hill between Planning Areas 3 and 5, such that a park is available with a tot lot and grass area for the first residents of the SPECIFIC PLAN, shall be constructed and operational; or to the satisfaction of the Planning Director.

100.PLANNING. 5 SP - PA4A PLANS REQUIRED(2) RECOMMND

PRIOR TO THE ISSUANCE OF THE 196th Building Permit within the SPECIFIC PLAN, detailed park plans shall be submitted to the Planning Department and the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the remainder of the park site designated within Planning Area 4A. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 4A and with the requirements of the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The 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.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 6 SP - PA4A PARK CONST(2) RECOMMND

PRIOR TO THE 294th BUILDING PERMIT within the SPECIFIC PLAN, the remainder of the park site designated within Planning Area 4A, shall be constructed and operational; or to the satisfaction of the Planning Director.

100.PLANNING. 7 SP - PA4B LAND DEDICATION RECOMMND

PRIOR TO THE ISSUANCE OF THE 294th Building Permit within the SPECIFIC PLAN, the land for a Community Center shall be dedicated to a public agency.

100.PLANNING. 9 SP - PA6 TRAIL PLANS RECOMMND

PRIOR TO THE ISSUANCE OF THE 100th Building Permit within the SPECIFIC PLAN, detailed trail plans shall be submitted to the Planning Department, Regional Parks and the CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the trails designated within Planning Area 6. The detailed trail plans shall conform with the design criteria in the specific plan document for Planning Area 6 and with the requirements of the Regional Parks, CSD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The 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 trail and its facilities.

100.PLANNING. 10 SP - PA6 TRAIL CONST RECOMMND

The trails in Planning Area 6 shall be constructed and operational prior to the 300th Building Permit within the SPECIFIC PLAN or to the satisfaction of the Planning Director.

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TRACT MAP Tract #: TR36450

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule A subdivision of 126.4 acres into 241 residential lots with an average lot size of 6,500 sq. ft, basins, open space and a park.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36450 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36450, Amended No. 1, dated 2/20/2014.

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

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10. GENERAL CONDITIONS

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

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater

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10. GENERAL CONDITIONS

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES (cont.) RECOMMND

in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 EVMWD WATER AND SEWER SERVICE RECOMMND

Tract Map 36450 is proposing to receive potable water and sanitary sewer service from Elsinore Valley Municipal Water District (EVMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water and sanitary sewer service are met with EVMWD as well as all other applicable agencies. Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Hans Giroux and Associates
1820 E. Garry Street, Suite 211
Santa Ana, CA 92705

Noise Study: "Noise Impact Analysis, Colinas Del Oro, Perris, Riverside County, CA" dated January 2, 2013, PN: P12-027N

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tentative Tract No. 36365 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated March 11, 2013 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

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

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10. GENERAL CONDITIONS

10.E HEALTH. 3

RETENTION BASIN - NO VECTORS

RECOMMND

Any proposed retention basin shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

PARKS DEPARTMENT

10.PARKS. 5

MAP - PARKS STANDARDS

RECOMMND

The Regional Park and Open-Space District has identified that the proposed project is located in the Elsinore Area Plan. The Area Plan identifies a Regional and Community trail(s) impacted by the proposed project. The applicant is required to prepare an amended exhibit/trail plan showing the trail alignment(s) and easement areas. If a trail is adjacent to a roadway, it is to be located entirely outside of the road right-of-way (unless prior approval is granted from the Riverside County Transportation Department and Regional Park and Open-Space District). The amended exhibit plan shall be submitted to the Regional Park and Open-Space District for review and approval. The amended exhibit/trail plan is to provide: alignments, easement, widths, typical cross sections, fencing, trail separations, pavement markings, street crossings, signage bollards (if applicable), and landscaping and irrigation plans. The applicant is required to schedule an appointment with the Park District at 951.955.4300 in order to review trail(s) issues and development standards. Additionally, the applicant can obtain trail requirement assistance in the Riverside County Regional Park and Open-Space Trail Standards, available on the District's website at <http://www.riversidecountyparks.org> and following heading marked "Trails" and following the links to the Standards and Area Plan Trail Maps or Riverside County Planning website at <http://rctlma.org/planning/index.html>.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - MAP ACT COMPLIANCE

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 4 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 7 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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 - ORD NO. 659 (DIF) RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

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

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

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

10.PLANNING. 11 MAP - REQUIRED MINOR PLANS RECOMMND

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