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10. GENERAL CONDITIONS

10.PLANNING. 11            MAP - REQUIRED MINOR PLANS (cont.)            RECOMMND

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

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

5. Each phase shall have a separate wall and fencing plan.

6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 13            MAP - OFF-HIGHWAY VEHICLE USE            RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes.

10.PLANNING. 14            MAP - SUBMIT BUILDING PLANS            RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 16            SP - PDA04781            RECOMMND

County Archaeological Report (PDA) No. 4781 submitted for this project (TR36450) was prepared by Philip DE Barros, Ph.D. of Professional Archaeological Services and is entitled: "Phase I Cultural Resources Survey and Assessment of TTM 36450, A 120-acre parcel West of State HWY 74 and Associated Off-site Sewer and Water Line Improvements within and near the Community of Meadowbrook Riverside County, California, dated January 9, 2014. (PDA) No. 4781 concluded;

1) No prehistoric resources were encountered on the property.

2) One historic mining site (CA-RIV-3352H), the Good Hope

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10.PLANNING. 16

SP - PDA04781 (cont.)

RECOMMND

Mine, consisting of six very disturbed scattered loci of historic debris is located on the property.

3) One prehistoric isolate (P-33-020981) consisting of a quartzite core was identified along the proposed water line.

4) Two historic period road segments (CA-RIV-10356 and 10357) have been recorded on the same side of HWY 74 as the proposed sewer line.

5) None of the historic sites or the prehistoric isolate are significant or important historical resources under CEQA.

(PDA) No. 4781 recommended that grading and other ground-disturbing construction activities within the project area as well as activities associated with the sewer and water line improvements along existing roadways be monitored by a County Certified professional archaeologist and by a Tribal Monitor.

This report, County Archaeological Report (PDA) No. 4781 was accepted and the document is herein incorporated as a part of the record for this project.

10.PLANNING. 17

MAP - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

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10. PLANNING. 18

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 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.

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10.PLANNING. 19 MAP - PDP01461

RECOMMND

County Paleontological Report (PDP) No. 1461, submitted for this case (TR36450), was prepared by Paul A. Principe, Principe and Associates, and is entitled: "Paleontological Resource Impact Mitigation Program, Tentative Tract 36450, Colinas del Oro Specific Plan 364", dated November 5, 2013.

PDP01461 concluded:

1.The Quaternary Very Old Alluvial-Channel Deposits on the site are considered to have the possibility of high paleontological sensitivity.

2.Cut-grading activities occurring in the northeast corner of the site has the potential to have a direct adverse impact on the Quaternary Very Old Alluvial-Channel Deposits.

3.As the proposed cut-grading activities that will occur in the Quaternary Very Old Alluvial-Channel Deposits geologic unit has the potential to impact significant nonrenewable paleontological resources, implementing a Paleontological Resource Impact Mitigation Program is then required under the California Environmental Quality Act.

PDP01461 recommended a Paleontological Resource Impact Mitigation Program for grading of this site.

PDP01461 satisfies the requirement for a Paleontological Resource Impact Mitigation Program (PRIMP) and is herein accepted for the purpose of monitoring grading activities for and mitigation of the presence of significant paleontological resources. All grading activities shall be monitored for these resources in accordance with PDP01461.

10.PLANNING. 20 MAP - GEO01730

RECOMMND

County Geologic Report (GEO) No. 1730, submitted for this project (SP00364 and TR36450), was prepared by Geo Soils, Inc. (GSI) and is entitled: "Update Geotechnical Evaluation and 100-scale Grading Plan Review, Tentative Tract 32022, off of Highway 74, Riverside County, California, 92570" dated October 6, 2006. In addition, the following documents were submitted for this GEO:

Carlin Environmental Consulting, Inc., January 23, 2006, "Request for oversight and results of a limited soil survey

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10. PLANNING. 20

MAP - GEO01730 (cont.)

RECOMMND

conducted at the property currently referred to as Tentative Tract No. 32022 in the County of Riverside, California".

GSI, November 1, 2010, "Response to County of Riverside Transportation and Land management Agency Review and Planning Department Review. County Geologic Report No. 1730, Tentative Tract 32022, Off Highway 74, Perris Area of Riverside County, California".

GSI, December 5, 2012, "Update Geotechnical Evaluation and 100 Scale Grading Plan Review, Tentative Tract 36450, Off of Highway 74, Perris Area of Riverside County, California".

GSI, May 6, 2014, "Response to County of Riverside Land Management System (LMS) Conditions of Approval and Development Review Team (DRT) Geologists comments, County Report No. 01730, Tentative Tract 36450 )Colinas del Oro), Off of Highway 74, Perris Area of Riverside County, California"

These documents are herein incorporated as a part of GEO01730.

GEO01730 concluded:

1. The proposed site development is feasible from a geotechnical viewpoint, provided the recommendations presented in the GSI 12/05/12 report, and in other applicable reports for the site by GSI are properly implemented during project planning, design, and construction, as appropriate.
2. No known active faults are crossing the site area, and the site is not within a Fault-Rupture Hazard Zone.
3. The potential for liquefaction or seismically-induced dynamic settlement is considered low in the areas proposed for development at the site.
4. The site may be characterized as being underlain by undifferentiated bedrock, principally meta-sedimentary rocks assigned to the Jurassic-age Bedford Canyon Formation and Cretaceous-age granitic rocks. Localized undocumented fill (associated with past mining activities),

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10. GENERAL CONDITIONS

10. PLANNING. 20

MAP - GEO01730 (cont.) (cont.)

RECOMMND

colluvium/topsoil, older alluvial-channel deposits, and younger alluvial materials mantle the bedrock materials onsite.

5. The site was previously utilized for gold mining. Mining was periodically conducted onsite from around 1870 through the mid 1960's. The approximate locations of test excavations performed by GSI and others, and the known test excavations shafts, and stopes for mining, which were advanced onsite, are presented on Plate 1 of GSI's 12/05/12 report.

6. Only one test shaft (west of Lot 117) has not been subsequently backfilled. However, other open test excavations, shafts, or stopes may exist onsite.

7. Specific recommendations for remedial work to properly seal the test excavations, shafts, and/or stopes onsite can be refined based on the requirements of the controlling authorities and conditions exposed in the field prior to and/or during earthwork construction.

8. 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.

9. The descending slopes within the area of the Good Hope and San Jacinto "Claim" line and/or at large shaft opening 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~~ 40 feet. In addition, all proposed building pads (commercial and residential) will need to be located outside the "restricted zone;"

10. 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.

11. Due to the potential for the introduction of stormwater pollutants directly into the local groundwater table, stormwater basins should be relocated and/or the basins will need to be sealed/lined.

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10. GENERAL CONDITIONS

10.PLANNING. 20

MAP - GEO01730 (cont.) (cont.) (cont.)

RECOMMND

12.Stormwater basins should not be 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.

13.It is anticipated that blasting, overexcavation, and/or line shooting will be necessary for bedrock cuts and utility corridors across much of the western portion of the site. It is likely that very difficult ripping to possible blasting (e.g., "line-shooting") may be necessary for trenching of utilities along some proposed roadway alignments (i.e., utility corridors).

14.Oversized materials exist onsite and will be generated during some bedrock excavations, which will require specialized placement techniques during grading.

15.Evidence of significant mass wasting (i.e., rockfall, landsliding, debris flows, etc.), was not noted during our review of aerial photographs, or during our geologic field mapping of the site. However, small localized earth failures (i.e., slumps, slopewash, etc.), were noted generally associated with reentrant canyons onsite. The small slumps/slopewash are generally anticipated to lie outside of the areas proposed for residential or commercial development, and/or will be completely removed by the proposed grading, and as such, should not pose a major constraint to development.

16.If additional unknown mine workings are encountered, or survey locations provided amend the actual locations of the test excavations, shafts, and/or stopes, additional restricted areas and/or shaft setbacks zones may be required.

17.Regional seismic shaking, ranging from moderate to severe, may occur on the site associated with nearby and/or regional faults.

18.Cut and fill slopes, up to about 70 and 50 feet high, respectively, were previously analyzed and a calculated gross factor-of-safety of 1.5 or 1.1, or greater, was obtained.

19.While stabilization of cut slopes is not currently anticipated, locally adverse geologic conditions (e.g.,

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - GEO01730 (cont.) (cont.) (cont.) (cont.RECOMMND

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.

20.Regional groundwater is not expected to be a major factor in development of the site; however, as with all similar projects, perched groundwater may not be precluded from occurring both during grading and after site development.

21.The depth to the regional groundwater table is estimated at greater than 43 feet. However, groundwater was encountered at depths as shallow as 13 feet in previous excavations conducted at lower elevations onsite. Areas of seepage may also develop after site grading due to seeps, springs, irrigation, and/or heavy rainfall, and should be anticipated. This potential will increase on any cut lots and cut slopes.

GEO01730 recommended:

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

2.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.

3.Additional subsurface investigations and/or environmental studies are considered warranted to properly evaluate the locations, conditions, and mitigative measures required to properly evaluate identified mine tailings, by Carlin Environmental Consulting, Inc. (Carlin Environmental), and to seal the previous test excavations, shafts, and/or stopes located onsite.



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10.PLANNING. 20 MAP - GEO01730 (cont.) (cont.) (cont.) (cont.RECOMMND

4.Governmental officials may need to be involved with the remediation of the existing mine tailings and final sealing of the test excavations, shafts, and/or stopes and proper closure of the previous mine located onsite.

5.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.

6.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.

7.All test excavations, shafts, and/or stopes identified onsite, should be surveyed and properly abandoned following local and State requirements.

8.If additional concealed mine workings or other subsurface structures are uncovered/revealed during grading, they will need to be further evaluated by this office, the controlling authorities, and/or Carlin Environmental, on a case-by-case basis to determine what, if any, remedial measures or recommendations are considered warranted.

9.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.

10.Based on the controlling authorities and Carlin Environmental's final review and evaluation of the mine tailings (undocumented artificial fill) that exist on portions of the site, after appropriate analysis/remediation, the materials are proposed to be utilized for onsite fill materials underlying the commercial areas of the site. Provided such soils are not susceptible to adverse leaching, additional recommendations for proper handling and placement of the materials based on final evaluations by the controlling authorities and/or Carlin Environmental should be provided.

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10.PLANNING. 20 MAP - GEO01730 (cont.) (cont.) (cont.) (cont.RECOMMND

11.As an alternate to blasting for utilities, overexcavation of street areas during mass grading to 1 foot below the depth of the lowest utility should be considered.

12.In order to facilitate foundation construction and trenching of utilities, as well as to mitigate rock hardness, overexcavation 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.

13.No oversized materials greater than 8 inches in diameter, should be placed within 10 feet of finish grade. 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.

14.Proper disclosure to all interested/affected parties, homeowners, and any homeowners association, will be required regarding the potential for difficult excavation, hard rock, oversize materials and their hold-down distances from finish grade, etc. as outlined in the "Fill Placement" and "Rock Placement Guidelines" sections of the GIS 12/05/12 report.

15.Should perched boulders, corestones, etc. exist in natural or cut slopes above the proposed 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 at the 40-scale plan stage, when design grades are semi-finalized or finalized and additional geotechnical review is provided.

16.In order to reduce the potential for differential settlement within transition lots, mitigate non-uniform subgrade soils, and reduce the potential for perched water conditions, the entire cut areas of the affected lots should generally be overexcavated to a minimum depth of 3 feet below finish grade, or 2 feet below the foundation,

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10. PLANNING. 20 MAP - GEO01730 (cont.) (cont.) (cont.) (cont. RECOMMND

whichever is greater, and/or a maximum ratio of fill thickness on the lot of 3:1 (maximum:minimum), and replaced with compacted fill.

17. Removal bottoms should be sloped toward the street, or other approved areas. In areas of hard rock, the overexcavation 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 recommended below all foundations.

18. If additional unknown mine workings are encountered, or survey locations provided amend the actual locations of the test excavations, shafts, and/or stopes, additional restricted areas and/or shaft setbacks zones may be required.

19. The proposed structures and foundations should be designed to resist seismic forces in accordance with the criteria contained in the 2010 CBC (CBSC, 2010), and the updated seismic design parameters provided herein.

20. Fill slopes should be properly built and compacted to a minimum relative compaction of 90 percent throughout, including the slope surfaces.

21. 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.

22. Existing natural slopes that remain outside areas of proposed development, may be prone surficial instability.

23. Natural slopes should have drainage directed away from their tops and bottoms, and will also require regular and periodic maintenance.

24. At a minimum, the proposed slopes should be constructed in accordance with 2010 CBC (CBSC, 2010) requirements.

25. Irrigation of natural slopes is not recommended.

26. The post-tensioned slab zone and restricted zone, indicated in the GSI 2006 report, should be accurately

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10.PLANNING. 20 MAP - GEO01730 (cont.) (cont.) (cont.) (cont.RECOMMND

located and shown on the tract map and all grading plans.

27.Post-tensioned foundations are specifically recommended for proposed fill areas that equal or exceed about 25 feet in thickness, at the conclusion of grading.

28.Additional evaluations will be conducted at the 40-scale plan stage, when design grades are semi-finalized or finalized.

29.Two roadways are proposed to cross the "restricted zone" onsite. Due to the potential for settlement and associated distress within this area, utilities constructed within the "restricted zone" should be constructed at high angles to the restricted zone 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 facilitate repair, should be incorporated into the design.

30.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.

31.Proper disclosure to all interested/affected parties, including homeowners and homeowner associations, should be made including the potential for perched groundwater to occur after grading, and potential for expansive and corrosive soils to exist onsite.

32.Areas of seepage may also develop after site grading due to seeps, springs, irrigation, and/or heavy rainfall. Minimizing site irrigation will lessen this potential.

33.Subdrainage systems for canyon areas, where filled, are specifically recommended for the control of localized seepage and/or perched groundwater.

34.Inasmuch as rapid draw-down of the water table would cause a sudden change in the stress field conditions within the mine, pumping groundwater from the mine workings for

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10.PLANNING. 20 MAP - GEO01730 (cont.) (cont.) (cont.) (cont.RECOMMND

irrigation or other purposes is not recommended.

GEO No. 1730 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 1730 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the presence of the mine workings, set-back zones, special foundation zones and groundwater related issues as described elsewhere in this conditions set.

TRANS DEPARTMENT

10.TRANS. 1 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

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10.TRANS. 1                    MAP - LC LANDSCAPE REQUIREMENT (cont.)                    RECOMMND

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                    MAP - EXPIRATION DATE                    RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

PARKS DEPARTMENT

50.PARKS. 1                    MAP - TRAIL MAINT REGIONAL                    RECOMMND

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 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

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50. PRIOR TO MAP RECORDATION

50.PARKS. 1                    MAP - TRAIL MAINT REGIONAL (cont.)                    RECOMMND

than the District) that trail maintenance will be provided.

50.PARKS. 2                    MAP - TRAIL MAINT COMMUNITY                    RECOMMND

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

50.PARKS. 3                    MAP - SP & TRACT MAP CONSISTEN                    RECOMMND

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

50.PLANNING. 1                    MAP - PREPARE A FINAL MAP                    RECOMMND

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

50.PLANNING. 2                    MAP - FINAL MAP PREPARER                    RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3

MAP - SURVEYOR CHECK LIST

RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 4,000 sq ft for planning area 3 and 5,000 sq ft for planning area 5.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4

MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 743, Specific Plan No. 364, and Change of Zone No. 7143 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zone ultimately applied to the property.

50.PLANNING. 8

MAP - QUIMBY FEES (1)

RECOMMND

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



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 9                    MAP - OFFER OF TRAILS                    RECOMMND

An offer of dedication to the County of Riverside for a series of eight to 10 foot (8'-10') wide regional trails through Planning Areas 4A, 4B, 6 and 7 shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 10                    MAP - TRAIL MAINTENANCE                    RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a series of eight to ten foot (8'-10') wide regional trails located within Planning Areas 4A, 4B, 6 and 7. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

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

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

50.PLANNING. 19                    MAP - ECS NOTE MT PALOMAR LIGH                    RECOMMND

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

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

50.PLANNING. 26                    MAP - COMPLY WITH ORD 457                    RECOMMND

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

comply with Ordinance Nos. 457 and 348.

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50.PLANNING. 28 MAP - FEE BALANCE

RECOMMND

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

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA

RECOMMND

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and 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 land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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 of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.)

RECOMMND

671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

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 owner's 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. 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 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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 the 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, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of

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50.PLANNING. 32

MAP - CC&R RES POA COM. AREA (cont.)

RECOMMND

the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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 the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

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 owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's 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 Department 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

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 the 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, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 36 MAP - ECS PALEO RESOURCES

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped as having a high potential to contain paleontological resources (i.e. significant nonrenewable fossil material) as described in County Paleontological Report PDP01461. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in the County Paleontological Report PDP01461, portions of this site have been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be possible. Therefore,

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50.PLANNING. 36                   MAP - ECS PALEO RESOURCES (cont.)                   RECOMMND

mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required pursuant to the recommendations of PDP01461.

Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution."

50.PLANNING. 37                   MAP - ECS GOOD HOPE MINE                   RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the presence of the former Good Hope mine beneath the ground surface and shall indicate the area of the project site that is underlain by this mine. In addition, a note shall be placed on the ECS as follows:

"This site is underlain by the mine workings of a former gold and silver mine known as the Good Hope Mine. Construction of habitable structures above these mine workings and immediately adjacent to these workings is prohibited. See County Geologic Report No. GEO01730 for further details on this mine, construction limitations, and associated engineering designs and mitigation (mine shaft closer requirements, set-back zones, special foundation zones, etc.) required for construction on this site."

50.PLANNING. 38                   MAP - ECS GROUNDWATER                   RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the limitation of extracting ground water from this site. A note relative to this limitation shall be placed on the ECS as follows:

"In accordance with the findings and recommendations contained in County Geologic Report No. GEO01730, pumping groundwater from the mine workings on this site for irrigation or other purposes is not recommended."

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1

MAP - LC LNDSCP COMMON AREA

RECOMMND

Project is a candidate for a County CFD administered by the Transportation Department. Request a meeting with Transportation Department's LMD/Landscape Staff to discuss options further. WQMP BMPs (basins, etc) shall be CFD maintained or other Transportation Department approved maintenance entity.

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's 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 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.



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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1            MAP - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2            MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3            MAP - IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the

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60.BS GRADE. 3                    MAP - IMPORT/EXPORT (cont.)                    RECOMMND

Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4                    MAP - GEOTECH/SOILS RPTS                    RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5                    MAP - SLOPE STABIL'TY ANLY                    RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

60.BS GRADE. 6                    MAP - DRNAGE DESIGN Q100                    RECOMMND

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

60.BS GRADE. 7                    MAP - OFFSITE GDG ONUS                    RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8                    MAP - NOTRD OFFSITE LTR                    RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9                    MAP - RECORDED ESMT REQ'D                    RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11                    MAP - APPROVED WQMP                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 13                    MAP - PRE-CONSTRUCTION MTG                    RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14                    MAP- BMP CONST NPDES PERMIT                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15                      MAP - SWPPP REVIEW                      RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 16                      MAP - RESTRICTED AREAS                      RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMIT, THE APPLICANT MUST CLEARLY DELINEATE RESTRICTED AREAS AS INDICATED IN THE GEO-TECHNICAL REPORT.

E HEALTH DEPARTMENT

60.E HEALTH. 1                      USE - DTSC CLEARANCE LETTER                      RECOMMND

Prio to the issuance of a grading permit, the applicant shall provide to the Department of Environmental Health (DEH) a Clearance Letter from the State of California, Department of Toxic Substances Control (DTSC).

EPD DEPARTMENT

60.EPD. 1                              EPD - 30 DAY BURROWING OWL SUR                      RECOMMND

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

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60.EPD. 1                      EPD - 30 DAY BURROWING OWL SUR (cont.)                      RECOMMND

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.

60.EPD. 2                      EPD-MBTA SURVEY                      RECOMMND

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 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.

60.EPD. 3                      EPD-MITIGATION                      RECOMMND

In the document entitled Determination of Biologically Equivalent or Superior Preservation Colinas Del Oro Specific Plan 364 and TR36450, 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 a 1:1 ratio of mitigation credits. The Environmental Programs Division will be requiring that mitigation credits be purchased at a 2:1 ratio. The 2:1 ratio is the standard minimum for impacts to riparian/riverine areas.

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PARKS DEPARTMENT

60.PARKS. 1                      MAP - TRAIL PLAN APPROVAL REGI                      RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its regional trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable)and landscaping and irrigation.

60.PARKS. 2                      MAP - TRAIL PLAN APPROVAL COMM                      RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its community trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable)and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 6                      MAP - HILLSIDE DEV. STANDARDS                      RECOMMND

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

60.PLANNING. 7                      MAP - SLOPE GRADING TECHNIQUES                      RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

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

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60.PLANNING. 7                    MAP - SLOPE GRADING TECHNIQUES (cont.)                    RECOMMND

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

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

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

60.PLANNING. 15                    MAP - SKR FEE CONDITION                    RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 126.4 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16                    MAP - FEE BALANCE                    RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17                    MAP - GRADING PLAN REVIEW                    RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 20                    MAP - REQUIRED APPLICATIONS                    RECOMMND

No grading permits shall be issued until General Plan Amendment No. 743, Specific Plan No. 364 and Change of Zone No. 7143 have been approvd and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 21                    MAP - PLANNING DEPT REVIEW                    RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 23                    MAP - CULTURAL RESOURCE PRO                    RECOMMND

PRIOR TO GRADING PERMIT: 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.

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



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60.PLANNING. 23                    MAP - CULTURAL RESOURCE PRO (cont.)                    RECOMMND

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.

60.PLANNING. 24                    MAP - 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 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

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60.PLANNING. 24

MAP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

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.

60.PLANNING. 25

MAP - PALEO PRIMP & MONITOR

RECOMMND

County Paleontological Report (PDP) No. 1461, prepared by Paul A. Principe concluded the project has the potential to impact significant paleontological resources. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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60.PLANNING. 25

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.

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60.PLANNING. 25            MAP - PALEO PRIMP & MONITOR (cont.) (cont.)    RECOMMND

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 26            MAP - GEOLOGIST'S REQ    RECOMMND

Prior to issuance of grading permits, the location of all set-back zones and special foundation zones required as a matter of the existence of the Good Hope Mine workings shall be indicated clearly on the grading plans. Further, the grading plans shall indicate the necessary level of detail required to safely guide the grading contractor through the required closure/backfill of the existing mine workings.

These grading plans shall be submitted to the County Geologist for review and approval prior to issuance of grading permits.

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70. PRIOR TO GRADING FINAL INSPECT

E HEALTH DEPARTMENT

70.E HEALTH. 1 DTSC REMEDIAL ACTION CERT LTR RECOMMND

Prior to Grading Final, the applicant shall provide to the Department of Environmental Health (DEH) an original copy of a "Remedial Action Certification Letter" from the State of California, Department of Toxic Substances Control (DTSC).

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

70.PARKS. 2 MAP - TRAIL GRADE INSPECTION RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 3 MAP - PHASE IV MONITOR REPORT RECOMMND

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3

MAP - PHASE IV MONITOR REPORT (cont.)

RECOMMND

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

70.PLANNING. 4

MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2                    MAP - ROUGH GRADE APPROVAL                    RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

80.BS GRADE. 3                    MAP - RESTRICTED AREAS                    RECOMMND

PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT AND/OR DEVELOPER SHALL CLEARLY DELINEATE IN THE FIELD ALL RESTRICTED AREAS PER THE GEO-TECHNICAL REPORT.

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80.BS GRADE. 4                    MAP - MINE REMEDIATION                    RECOMMND

PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL PROVIDE DOCUMENTATION OF MINE REMEDIATION INCLUDING MINE TAILINGS, CLOSURE OF SHAFTS, STOPES, AND FINAL SEALING OF TEST EXCAVATIONS.

PLANNING DEPARTMENT

80.PLANNING. 1                    MAP - ROOF MOUNTED EQUIPMENT                    RECOMMND

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

80.PLANNING. 2                    MAP - UNDERGROUND UTILITIES                    RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6                    MAP - CONFORM FINAL SITE PLAN                    RECOMMND

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

80.PLANNING. 9                    MAP - ACOUSTICAL STUDY                    RECOMMND

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

80.PLANNING. 11                    MAP - SCHOOL MITIGATION                    RECOMMND

Impacts to the Perris & Perris Union High School District shall be mitigated in accordance with California State law.



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80.PLANNING. 12                    MAP - FEE BALANCE                    RECOMMND

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

80.PLANNING. 14                    MAP - ENTRY MONUMENT PLOT PLAN                    RECOMMND

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

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) with landscaping.
2. A plot plan of the entry monuments with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s).

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

80.PLANNING. 15                    MAP - MODEL HOME COMPLEX                    RECOMMND

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

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80.PLANNING. 15

MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaantent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 16

MAP - BUILDING SEPARATION 2

RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

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80.PLANNING. 17

MAP - FINAL SITE PLAN

RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the SPECIFIC PLAN.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up

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80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.)

RECOMMND

to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

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

80.PLANNING. 18 MAP - Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, the SPECIFIC PLAN, and the TENTATIVE MAP conditions of approval (no conceptual wall and fence plan was approved with the Tentative Map, please use the SPECIFIC PLAN Figure IV-47).

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

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

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80.PLANNING. 18

MAP - Walls/Fencing Plans (cont.)

RECOMMND

Department.

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of as outlined in the SPECIFIC PLAN. Chain link fencing is not permitted (except the dog park). All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height, or as outlined in the SPECIFIC PLAN. The maximum height of walls or fencing shall be six (6) feet in height.

F. All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block, or as outlined in the SPECIFIC PLAN.

G. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

H. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use as permitted in the SPECIFIC PLAN. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

TRANS DEPARTMENT

80.TRANS. 1

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP#

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80.TRANS. 1

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the Landscaping Plot Plan is located within a special district such as CFD/Valleywide/CSA/LMD/Other, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is

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80.TRANS. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

80.TRANS. 2 MAP - LC LANDSCAPE SECURITY RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 3 MAP - LC LANDSCAPE PROJ SPECIFI RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- 1.Landscape Plans must comply with Riverside County Comprehensive Landscape Guidelines. These can be downloaded from the following web site:  
[http://rctlma.org/trans/Land-Development/Special-Assessment Districts/Landscape-Guidelines-and-Standards](http://rctlma.org/trans/Land-Development/Special-Assessment-Districts/Landscape-Guidelines-and-Standards)
- 2.Provide complete package including but not limited to:
  - a.County of Riverside standard title block as available in Appendix D at the above website
  - b.Cover sheet standard format as available in Appendix D at

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80.TRANS. 3                      MAP - LC LNDSCPNG PROJ SPECIFI (cont.)                      RECOMMND

the above website  
c. Water Budget Calculations per Ordinance 859.2 as available  
in Appendix D at the above website  
d. Irrigation Plans, Legend, Details & Specifications,  
including Smart Controller, ET Gauge / Rain Sensor per  
Ordinance 859.2  
e. Landscape Plans, Legend, Details and Specifications

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                      MAP - WQMP BMP INSPECTION                      RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2                      MAP - WQMP BMP CERT REQ'D                      RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3                      MAP - BMP GPS COORDINATES                      RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4                      MAP - WQMP BMP REGISTRATION                      RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety



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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4                    MAP - WQMP BMP REGISTRATION (cont.)                    RECOMMND

Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 8                    MAP - WQMP ANNUAL INSP FEE                    RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 9                    MAP - REQ'D GRDG INSP'S                    RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 10                    MAP - PRECISE GRDG APPROVAL                    RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 10                    MAP - PRECISE GRDG APPROVAL (cont.)                    RECOMMND

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

PARKS DEPARTMENT

90.PARKS. 1                    MAP - TRAIL CONSTRUCTION COMPL                    RECOMMND

Prior to the issuance of the 101 occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

90.PARKS. 2                    MAP - TRAIL MAINTENANCE MECHAN                    RECOMMND

Prior to the issuance of the 101 occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 1                    MAP - BLOCK WALL ANTIGRAFFITI                    RECOMMND

All required walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti

TRACT MAP Tract #: TR36450

Parcel: 345-200-013

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1                    MAP - BLOCK WALL ANTIGRAFFITI (cont.)                    RECOMMND

coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 3                    MAP - QUIMBY FEES (2)                    RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA.

90.PLANNING. 4                    MAP - CONCRETE DRIVEWAYS                    RECOMMND

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

90.PLANNING. 5                    MAP - FENCING COMPLIANCE                    RECOMMND

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

90.PLANNING. 6                    MAP - ROOF RUN-OFF DISCHARGE                    RECOMMND

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 10                    MAP - SKR FEE CONDITION                    RECOMMND

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 126.4 acres

TRACT MAP Tract #: TR36450

Parcel: 345-200-013

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10            MAP - SKR FEE CONDITION (cont.)            RECOMMND

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

90.PLANNING. 11            MAP - MITIGATION MONITORING            RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Impact Report No. 530.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 12            MAP - ROLL-UP GARAGE DOORS            RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1                MAP - LC LNDSCP INSPECT DEPOSI            RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 2                MAP - LNDSCP INSPECTION RQMT            RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION

01/21/15  
07:53

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR36450

Parcel: 345-200-013

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

MAP - LNDSCP INSPECTION RQMT (cont.)

RECOMMND

INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80,TRANS.\_\_\_\_\_ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS.\_\_\_\_\_ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 3

MAP - LC COMPLY W/LNDSCP/IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

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07:53

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR36450

Parcel: 345-200-013

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1                      MAP - TRAIL CONSTRUCTION                      RECOMMND

Prior to the issuance of the 101 building permit, the applicant shall begin construction of the trail as shown on the exhibit/trail plan approved by the District. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

100.PARKS. 2                      MAP - TRAIL MAINTENANCE MECHAN                      RECOMMND

Prior to the issuance of the 101 building permit, the applicant shall provide written documentation to Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

100.PARKS. 3                      MAP - TRAIL CONSTRUCTION COMPL                      RECOMMND

Prior to the issuance of the 101 building permit, the applicant shall complete construction of the trail(s) as shown on the exhibit/trail plan approved by the District and have scheduled an inspection with the District for its approval of the completed work.

**LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: February 13, 2013

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Surveyor  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health Dept. - Ind. Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety - Grading  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Division  
P.D. Geology Section  
P.D. Landscaping Section

P.D. Archaeology Section  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Resources Mgmt. Dept.  
1st District Supervisor  
1st District Planning Commissioner  
5th District Supervisor  
5th District Planning Commissioner  
Riverside Transit Agency  
Caltrans #8  
City of Perris Planning Dept.  
Perris Union High School District

Western Municipal Water District  
Eastern Municipal Water  
Southern California Edison Co.  
Southern California Gas Co.  
Verizon  
Eastern Information Center- UCR  
U.S. Postal Service- San Bernardino  
Reg. Water Quality Control Board-Santa Ana  
Air Quality Mgmt. Dist. - South Coast  
California Dept. of Fish and Game  
Pechanga

**GENERAL PLAN AMENDMENT NO. 743, SPECIFIC PLAN NO. 364, CHANGE OF ZONE NO. 7143, TENTATIVE TRACT MAP NO. 36450, and ENVIRONMENTAL IMPACT REPORT NO. 630** - Applicant: Golden Valley Land Company LLC - First/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 **General Plan Amendment** proposes to change the Land Use Designation from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Mountainous (R:RM) to a multi foundation Specific Plan featuring designations including Medium Density Residential (MDR), Medium High Density Residential (MHDR), Mixed Use (MU), Open Space- Recreation (OS-R), and Rural Mountainous (RM) as illustrated on the Land Use Plan. 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 **Change of Zone** proposes to change the zoning on the site from Rural Residential (RR) to Specific Plan (SP) as well as formalize the Specific Plan Boundary and create a Zoning Ordinance for the Project. 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. and 8 open space/ basin lots. The **Environmental Impact Report** proposes to study the possible impacts resulting from the project. - APN's: 345-190-016 and 345-200-013

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 14, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-8631 or email at / MAILSTOP# 1070.

Public Hearing Path:      DH:       PC:       BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

May 26, 2005

**FILE COPY**

Ms. Vanessa Ng, Project Planner  
Riverside County Planning Department  
PO Box 1409  
4080 Lemon Street  
9<sup>th</sup> Floor, CAC  
Riverside, CA 92502-1409

**Re: Comments on Tentative Tract Map No. 32022, General Plan  
Amendment No. 00743, Change of Zone No. 07143**

Dear Ms. Ng,

This comment letter is submitted by the Pechanga Band of Luiseño Indians (hereinafter, "Pechanga Tribe"), a federally recognized Indian tribe and sovereign government. The Pechanga Tribe is formally requesting, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project").

We submit the following comments on the above listed document for the Project. Additional comments may be submitted directly by Pechanga or through their attorneys. We request that all such comments be part of the official record for the approval of this Project.

We also request that the County provide us with copies of all archeological studies, reports, site records, proposed testing plans, and proposed mitigation measures, and conditions as soon as they become available, for our comment.

**THE LEAD AGENCY MUST INCLUDE AND CONSULT WITH THE TRIBE IN ITS  
REVIEW PROCESS**

Chairperson:  
Germaine Arenas

Vice Chairperson:  
Mary Bear Magee

Committee Members:  
Raymond Basquez, Sr.  
Evie Gerber  
Darlene Miranda  
Bridgett Barcello Maxwell

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Cultural Analyst:  
Stephanie Gordin

Monitor Supervisor:  
Aurelia Marruffo



It has been the intent of the Federal Government<sup>1</sup> and the State of California<sup>2</sup> that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments such as approval of Specific Plans and EIRs. In this case, it is undisputed that the project lies within the Luiseño tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the Lead Agency and the Project applicant consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the project effects, as well as generating adequate mitigation measures.

### PROJECT IMPACTS TO CULTURAL RESOURCES

The Pechanga Tribe is not opposed to this development project. The Pechanga Tribe's primary concerns stem from the project's likely impacts on Native American cultural resources. The Pechanga Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites and archaeological items which would be displaced by ground-disturbing work on the project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work. The Tribe would also like to point out that a preferred method of treatment for archeological sites according to the CEQA is avoidance (California Public Resources Code §21083.1), and that this is in agreement with the Tribe's practices and policies concerning cultural resources.

The Pechanga Tribe asserts that the Project area is part of the Pechanga Tribe's aboriginal territory, as evidenced by the existence of Luiseño place names rock-art pictographs, petroglyphs, and an extensive artifact record in the vicinity of the Project. In addition, there is one recorded archeological site on the project property. Given this threshold for scope of Pechanga traditional territory, the Pechanga Tribe is concerned about the potential impacts to Luiseño/Pechanga resources which may occur throughout the Project area. The Pechanga Tribe contends that the Project area contains cultural resources due to the fact that approximately two sites are recorded within a 1-mile radius. Given all the information, there is a very strong likelihood of locating sub-surface resources during ground disturbing activities.

The Pechanga Tribe's knowledge of the continuous occupation of the Luiseño people in this geographical area for thousands of years, through their stories and songs, are cultural

<sup>1</sup> See Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments and Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments.

<sup>2</sup> See California Public Resource Code §5097.9 et seq.

evidence that subsurface sites may exist in this Project area. Therefore, the Pechanga Tribe requests that in the case of discovery of new or additional sites or resources, that the Lead Agency re-evaluate the Project impacts to cultural resources and adopt appropriate mitigation measures to address such. The Pechanga Tribe intends to assert its legal rights with respect to additional finds of significant sites or cultural resources which are of sacred and ceremonial significance to the Pechanga Tribe.

Given that Luiseno cultural resources will likely be affected by the Project, the Pechanga Tribe must be allowed to be involved and participate with the Lead Agency and the Project Applicant in developing all monitoring and mitigation plans for the duration of the Project. Further, given the potential for archaeological resources within the Project area, it is the position of the Pechanga Tribe that Pechanga tribal monitors should be required to be present during all ground-disturbing activities conducted in connection with the project, including any archeological testing performed. It is further the position of the Pechanga Tribe that an Agreement regarding appropriate treatment of cultural resources be drafted and entered into.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this project. And, accordingly, the Pechanga Tribe further requests that the Lead Agency work with the Tribe to draft an agreement which would address any inadvertent discoveries of cultural resources, including human remains.

Also, surveys and grading may reveal significant archaeological resources and sites which may be eligible for inclusion in the historic site register, and may contain human remains or sacred items. Therefore, we request that the Lead Agency commit to evaluating Project environmental impacts to any cultural sites that are discovered during archeological testing and grading, and to adopt appropriate mitigation for such sites, in consultation with the Pechanga Tribe.

### **REQUESTED MITIGATION**

The Tribe requests that appropriate assessment of the archeological and cultural resources on the Project property be evaluated to determine significant and appropriate treatment by a qualified archeologist in conjunction with the Pechanga Tribe. Any such testing should involve the Tribe, and all tests to determine impacts should be completed prior to Project approval.

For the reasons above, the Pechanga Tribe requests the following mitigation measures be adopted at the present time. Upon completion of a thorough archeological assessment additional mitigation measures may be necessary.

Pechanga comment letter to Riverside County Planning Department

RE: Comments on Tentative Tract Map No. 32022, General Plan Amendment  
No. 00743, Change of Zone No. 07143

Page 4

1. Prior to the issuance of grading permits, the Project Applicant/Developer is required to enter into a Pre-Excavation Agreement with the Pechanga Band of Luiseño Indians. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction as well as provisions for tribal monitors.

2. Tribal monitors from the Pechanga Band of Luiseño Indians shall be allowed to monitor all grading, excavation and ground-breaking activities within native soils in the Tribe's aboriginal territory, including further surveys, to be compensated by the Project Applicant/Developer. The Pechanga Tribal monitors will have the authority to temporarily stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in conjunction with the archeologist and the Lead Agency.

4. The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods and all archeological artifacts that are found on the Project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.

5. All sacred sites within the Project area are to be avoided and preserved.

The Pechanga Tribe looks forward to working together with Riverside County Planning Department, the Lead Agency and other interested agencies in protecting the invaluable Luiseño cultural resources found in the Project area. If you have any questions, please do not hesitate to contact me at (951) 308-9295 or Laura Miranda at (951) 676-2768, Ext. 2137. Thank you for the opportunity to submit these comments.

Sincerely,



Stephanie Gordin  
Analyst



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

July 14, 2008

**VIA E-Mail and USPS**

Ms. Leslie Mouriquand  
Riverside County Archaeologist  
Riverside County TLMA  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502

**Re: Pechanga Tribe Comments Concerning SB 18 Consultation for the Proposed Specific Plan 364, General Plan Amendment 743, Change of Zone 7143 and Tentative Tract Map 32022**

Dear Ms. Mouriquand;

This comment letter is submitted by the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government, in response to the request for consultation from your office dated April 21, 2008. The Tribe is formally requesting, pursuant to Cal. Govt. Code §65352, to be consulted with concerning the impacts the above listed Project will or may have on Traditional Tribal Cultural Places and Luiseño cultural resources. Further, the Tribe requests consultation with the County of Riverside as a sovereign governmental entity. We request that all the Tribe's comments, including this letter, be incorporated into the official record of approval for this Project.

The Pechanga Tribe is also formally requesting, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"), including addition of the Tribe to your distribution list(s) for public notices and public circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project.

**LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED**  
**PURSUANT TO**  
**CAL. GOVT. C. §§ 65351, 65352, 65352.3, AND 65352.4**  
**(SENATE BILL 18 – TRADITIONAL TRIBAL CULTURAL PLACES LAW)**

As this Project entails a General Plan Amendment and a Specific Plan, the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). Such consultation shall be for

Chairperson:  
Germaine Arenas

Vice Chairperson:  
Mary Bear Magec

Committee Members:  
Evic Gerber  
Darlene Miranda  
Bridgett Barcello Maxwell

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Cultural Analyst:  
Anna Hoover

Monitor Supervisor:  
Aurelia Marruffo

the purposes of identifying any Native American sacred places and any geographical areas which could potentially yield sacred places, identifying proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). All consultations shall be government-to-government, meaning they shall be directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any such information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. Such information shall not be subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

#### **PECHANGA CULTURAL AFFILIATION TO THE PROJECT AREA**

The Pechanga Tribe asserts that the Project area is part of the Tribe's aboriginal territory, as evidenced by the existence of Luiseño place names and village complexes, rock art, pictographs, petroglyphs and an extensive Luiseño artifact record in the vicinity of the Project. The Tribe further asserts that this culturally sensitive area is affiliated specifically with the Pechanga Band of Luiseño Indians because of the Tribe's specific cultural ties to this area. The Tribe considers any resources located on this Project property to be Pechanga cultural resources.

The Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Many anthropologists and historians who have presented boundaries of the Luiseño traditional territory include this region in their descriptions (Drucker 1937; Heiser and Whipple 1957; Kroeber 1925; Smith and Freers 1994), and such territory descriptions correspond with what was communicated to the Pechanga people by our elders. While historic accounts, anthropological and linguistic theories are important in determining traditional Luiseño territory; the Tribe asserts that the most critical sources of information used to define our traditional territories are our songs, creation accounts and oral traditions.

Luiseño history originates with the creation of all things at *'éxva Teméeku*, known today as the City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). It was at Temecula that the Luiseño deity *Wuyóot* lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore (*'iténgvu Wumówmu*) after visiting many of the hot springs located within Luiseño and Cahuilla territory. From Elsinore, the people spread out, establishing villages and marking their territories. The first people also became the mountains, plants, animals and heavenly bodies.

Many traditions and stories are passed from generation to generation by songs. One of the Luiseño songs recounts the travels of the people to Elsinore after a great flood (DuBois 1908). From here, they again spread out to the north, south, east and west. Three songs, called *Monitvol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors, several of which are located near the Project area. They describe the exact route of the Temecula (Pechanga) people and the landmarks made by each to claim title to places in their migrations (DuBois 1908:110). In addition, Pechanga elders state that the Temecula/Pechanga people had usage/gathering rights, what anthropologists include in their definition of a "village territory", to an area extending from Rawson Canyon near Lake Skinner on the east, over to Lake Mathews on the northwest, through the Corona area and down Temescal Canyon, and back to the Temecula area.

Rock art is also an important element in the determination of Luiseño territorial boundaries. Rock art can consist of petroglyphs-incised elements, or pictographs-painted elements. The science of archaeology tells us that places can be described through these rock art elements. Riverside and Northern San Diego Counties are home to red-pigmented pictograph panels. Archaeologists have adopted the name for these pictograph-versions, as defined by Ken Hedges of the Museum of Man, as the San Luis Rey style. Gerald Smith and Steve Freers book "Fading Images" describes this style of rock art as being, "Generally associated with late prehistoric and historic Luiseño populations, with extensions into neighboring territories. This type site is the major locus of the style, on the San Luis Rey River, San Diego County" (Smith, Freers: 26). The San Luis Rey style incorporates elements which include chevrons, zig-zags, dot patterns, sunbursts, handprints, net/chain, anthropomorphic (human-like) and zoomorphic (animal-like) designs. Tribal historians and photographs inform us that some design elements are reminiscent of Luiseño ground paintings. A few of these design elements, particularly the flower motifs, the net/chain and zig-zags, were sometimes depicted in Luiseño basket designs and can be observed in remaining baskets and textiles today.

An additional type of marking, identified by archaeologists also as rock art or petroglyphs, is known as cupules. Throughout Luiseño territory, there are certain types of large boulders, taking the shape of mushrooms or waves, which contain numerous small pecked and ground indentations, or cupules. Many of these cupule boulders have been identified within a few miles of the Project. Additionally, according to historian Constance DuBois:

When the people scattered from Ekvo Temeko, Temecula, they were very powerful. When they got to a place, they would sing a song to make water come there, and would call that place theirs; or they would scoop out a hollow in a rock with their hands to have that for their mark as a claim upon the land. The different parties of people had their own marks. For instance, Albañas's ancestors had theirs, and Lucario's people had theirs, and their own songs of Munival to tell

how they traveled from Temecula, of the spots where they stopped and about the different places they claimed (1908:158).

Numerous ethnographers make mention of the fact that the Luisefio were highly territorial, and that territories were marked and jealously guarded. Trespassing was cause for conflict and at times outright warfare between groups. The young were taught never to trespass on the land of others in pursuit of game or the gathering of food without permission (Sparkman 1908:190).

Thus, our songs and stories, as well as academic works, demonstrate that the Luisefio people who occupied what we know today as the western portion of the County of Riverside are ancestors of the present-day Pechanga Band of Luisefio Indians, and as such, Pechanga is the appropriate culturally affiliated tribe for projects that impact this geographic area.

The Tribe would welcome to opportunity to meet with the County to further explain and provide documentation concerning our specific cultural affiliation to lands associated with this Project.

**PROJECT IMPACTS TO CULTURAL RESOURCES**  
**AND**  
**REQUESTED TRIBAL INVOLVEMENT**

The Tribe is aware of a large archaeological site previously recorded on the property. This site (CA-RIV-3352), the Good Hope Mine, while considered historic, may contain evidence of prior prehistoric use. As many mining activities impact rock outcrops that were attractive to prehistoric inhabitants of the area, such as quartz and chalcedony, there may be evidence in the form of lithic debitage and/or formed artifacts indicating prehistoric usage of the area. The Tribe requests that an archaeological study be completed for this project that includes participation by a Pechanga tribal monitor to identify whether this site may have a prehistoric component. The Tribe further requests that the archaeological study encompass the entire Project property in order to ascertain complete Project impacts to cultural resources and the possibility for inadvertent discoveries of cultural resources.

The Pechanga Tribe officially requests to continue consultation with the County and to receive official notice of all actions concerning this Project pursuant to the Tribal Traditional Cultural Properties law and CEQA. To date, no environmental documents, including archaeological studies or proposed mitigation measures, have been made available to the Tribe for review. The Tribe requests copies of all documents pertaining to the cultural resource and archaeological impacts of this Project, including environmental documents, archaeological reports, proposed mitigation measures and conditions of approval, a map depicting the Project property, and archaeological site records. Without such documents the Tribe cannot commence

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Comments and SB 18 Consultation Request for GPA 743 & TR 32022  
July 14, 2008  
Page 5

or complete its consultation with the County that it is entitled to by law. The Pechanga Tribe may be requesting that the County adopt specific procedures and policies concerning the protection, preservation and mitigation of sacred places, and all cultural resources pertaining to this Project.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Luiseño cultural resources found in the Project area. Please contact us once you have had a chance to review these comments so that we might address any outstanding issues regarding this Project. If you have any questions, please do not hesitate to contact Deputy General Counsel Laura Miranda at 951-676-2768 X2137 or myself at (951) 308-9295.

Sincerely,



Anna M. Hoover  
Cultural Analyst

cc: Jim Phithayanukarn, Project Planner  
Laura Miranda, Pechanga Office of the General Counsel





**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:  
Germaine Arenas

Vice Chairperson:  
Mary Bear Magec

Committee Members:  
Evie Gerber  
Darlene Miranda  
Bridgett Barcello Maxwell  
Aurelia Marruffo  
Richard B. Scarce, III

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Cultural Analyst:  
Anna Hoover

Monitor Supervisor:  
Jim McPherson

January 28, 2011

**VIA E-Mail and USPS**

**RE: Request for Information for TR 32022, A 127.4-acre Project Located North of Highway 74, Community of Good Hope (Professional Archaeological Services)**

Dear Mr. de Barros;

The Pechanga Band of Luiseño Indians ("the Tribe") appreciates your request for information regarding the above referenced Project. After reviewing the provided maps and internal documents, we have determined that the Project area is not within reservation lands although it is within our ancestral territory.

At this time, we are interested in commenting and participating on this Project based upon traditional knowledge of the area, the proximity of this Project to a known Village Complex and existing tribal reservation lands (Meadowbrook area) as well as previously recorded sites less than 300 feet from the Project area boundaries. Although a large portion of this Project has been disturbed by the historic mining operations, the existence of cultural sites within the area and the presence of the Tribe's ancestors in the region (1860 Plat Map; "Indian Huts") are indicators that significant cultural resources may be disturbed during earthmoving.

Currently the Tribe requests the following:

- 1) Notification once the Project begins the entitlement process, if it has not already;
- 2) Copies of all applicable archaeological reports, site records, proposed grading plans and environmental documents (EA/IS/MND/EIR, etc);
- 3) Government-to-government consultation with the Lead Agency; and
- 4) The Tribe believes that monitoring by a Riverside County qualified archaeologist and a professional Pechanga Tribe monitor will be required during earthmoving activities. The Tribe reserves its right to make additional comments and recommendations once the environmental documents have been received and fully reviewed. Further, in the event that subsurface cultural resources are identified, the Tribe requests consultation with the Project proponent and Lead Agency regarding the treatment and disposition of all artifacts.

As a sovereign governmental entity, the Tribe is entitled to appropriate and adequate government-to-government consultation regarding the proposed Project. We would like you and your client to know that the Tribe does not consider initial inquiry letters from project consultants to constitute appropriate government-to-government consultation, but rather tools to obtain further information about the Project area. Therefore, the Tribe reserves its rights to participate in the formal environmental review process, including government-to-government consultation with the Lead Agency, and requests to be included in all correspondence regarding this Project.

Please note that we are interested in participating in surveys within Luiseño ancestral territory. Prior to conducting any surveys, please contact the Cultural Department to schedule specifics. If you have any additional questions or comments, please contact me at [ahover@pechanga-nsn.gov](mailto:ahover@pechanga-nsn.gov) or 951-770-8100.

Sincerely,



Anna M. Hoover  
Cultural Analyst

---

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians  
Post Office Box 2183 • Temecula, CA 92592*

*Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need*



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Aurelia Marruffo  
Richard B. Scearce, III

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Cultural Analyst:  
Anna Hoover

April 8, 2013

**RECEIVED**  
APR 15 2013

ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**VIA E-Mail and USPS**

Mr. Matt Straite  
Project Planner  
Riverside County TLMA  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

**Re: Pechanga Tribe Comments Regarding the Request for SB 18 Consultation for the Proposed Specific Plan 364, General Plan Amendment 743, Change of Zone 7143 and Tentative Tract Map 36450**

Dear Mr. Straite;

This comment letter is submitted by the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government, in response to the Land Development Committee (LDC) Case Transmittal from your office dated February 13, 2013. The Tribe formally requested to initiate government-to-government consultation pursuant to SB 18 on July 14, 2008 in response to the County's request on April 21, 2008. Because this Project was stalled for a long period of time and is now active again, the Tribe once again requests to initiate government-to-government consultation for this Project. The comments submitted herein are not offered in lieu of formal consultation, but to provide the County some information on our involvement with this Project and our extensive knowledge of the area. We look forward to meeting face to face with the County on this Project under SB 18.

Further, the Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Tribe has commented extensively and requested numerous times to be involved and to consult on this Project (see attached comment letters from 2005, 2008, 2011). Our concerns as outlined in those letters are still valid and we request that all the Tribe's comments, including this letter, be incorporated into the official record of approval for this Project.

**THE COUNTY OF RIVERSIDE MUST INCLUDE INVOLVEMENT OF AND  
CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL REVIEW  
PROCESS**

It has been the intent of the Federal Government<sup>1</sup> and the State of California<sup>2</sup> that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County of Riverside consult with the Tribe in order to guarantee an adequate knowledge base for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

**LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED  
PURSUANT TO CAL. GOVT. C. §§ 65351, 65352, 65352.3, AND 65352.4  
(SENATE BILL 18 – TRADITIONAL TRIBAL CULTURAL PLACES LAW)**

As the Project requires both a General Plan Amendment and a Specific Plan for this Project, the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). The purpose of consultation is to identify any Native American sacred places and any geographical areas which could potentially yield sacred places, identify proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). Consultation must be government-to-government, meaning directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. This information is not subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects

<sup>1</sup>See e.g., Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments, Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments, Executive Memorandum of September 23, 2004 on Government-to-Government Relationships with Tribal Governments, and Executive Memorandum of November 5, 2009 on Tribal Consultation.

<sup>2</sup>See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

within the area. During our consultation we will provide more specific, confidential information on the resources located on and near this Project.

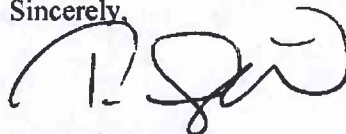
The Pechanga Tribe has a specific legal and cultural interest in this Project as the Tribe is culturally affiliated with the geographic area, which comprises the Project property. Furthermore, the Tribe holds Federal Reservation lands approximately 0.90 miles from the proposed Project and knows that there are human remains buried in this area. The Tribe has been named the Most Likely Descendent (Cal. Pub. Res. C. §5097.98) on Projects in the nearby vicinity of the proposed Project and has specific knowledge of cultural resources and sacred places near the proposed Project. The Tribe has submitted information regarding cultural affiliation to the County in previous comment letters for this Project.

#### CONTINUED TRIBAL INVOLVEMENT

The Pechanga Tribe officially requests to continue consultation with the County and to receive official notice of all actions concerning this Project pursuant to the Tribal Traditional Cultural Properties law and CEQA. To date, no environmental documents, including archaeological studies have been made available to the Tribe for review. The Tribe requests copies of all documents pertaining to the cultural resource and archaeological impacts of this Project, including environmental documents, archaeological reports, proposed mitigation measures and conditions of approval, development and grading plans, and archaeological site records. Without such documents the Tribe cannot commence or complete its consultation with the County that it is entitled to by law. The Pechanga Tribe may request that the County adopt specific procedures and policies concerning the protection, preservation and mitigation of sacred places, and all cultural resources pertaining to this Project.

The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impact. The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Luiseño cultural resources found in the Project area. Please contact me at 951.770.8113 or at [cozdil@pechanga-nsn.gov](mailto:cozdil@pechanga-nsn.gov) once you have had a chance to review these comments so that we might begin our consultation per SB18. Thank you.

Sincerely,



Tuba Ebru Ozdil  
Tribal Planner

cc: Pechanga Office of the General Counsel  
Ruth Rhoades, County TAP Archaeologist

---

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians  
Post Office Box 2183 • Temecula, CA 92592*

*Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need*

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING

464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

*Flex your power!  
Be energy efficient!*

February 27, 2013

Matt Straite  
Land Development Committee  
Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**RECEIVED**  
MAR 04 2013  
ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Colinas Del Oro Tentative Tract Map No. 36450 (Riv 74 PM 21.75)

Mr. Straite,

We have completed our review for the above mentioned proposal to change the Land Use Designation from Community Development to Very Low Density Residential to a multi foundation Specific Plan. To split foundation master plan of 126.4 acres with a maximum dwelling unit count of 490 dwelling units. The map proposes a Schedule A subdivision of 126.4 acres into 245 residential lots with average lot size of 6,518 sq. ft. and 8 open space/basin lots.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

**Traffic Study**

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:

[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)

Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

- The data used in the TIS should not be more than 2 years old.

- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

Mr. Straite  
February 27, 2013  
Page 3

### Hydrology

- All existing tributary areas, area drainage patterns and runoff volumes having an impact to adjacent SR 74 drainage facilities must be identified and analyzed in a project hydrology study. With regard to any on-site detention area proposed, basin calculations should be included to verify that the basin volume is sufficient to detain necessary runoff flows.

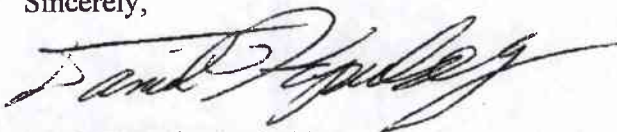
### Encroachment

- Issuance of a Caltrans Encroachment Permit will be required to any construction within State R/W. In addition, all undertaken within SR 74 R/W shall be in compliance to all current design standards, applicable policies, and construction practices. Detailed information regarding permit application and submittal requirements is available at:

Office of Encroachment Permits  
California Department of Transportation  
464 West Fourth Street, 6<sup>th</sup> Floor, MS 619  
San Bernardino, CA 92401-1400  
(909) 383-4526

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,



DANIEL KOPULSKY  
Office Chief  
Community and Regional Planning



WARREN D. WILLIAMS  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
FAX 951.788.9965  
www.rcflood.org

152112

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

March 19, 2013

Riverside County  
Planning Department  
County Administrative Center  
4080 Lemon Street  
Riverside, CA 92501

Attn: Mr. Matt Straite

Ladies and Gentlemen:

Re: Change of Zone 07143  
Area: Meadowbrook



We have reviewed this case and have the following comments:

It is proposed to change the existing zoning of the project site from Rural Residential (RR) to Specific Plan (SP). The site currently has significant flood hazards and some flood control facilities; flood proofing may be required to develop the site to the implied density proposed in the specific plan. The District does not object to this Change of Zone.

Questions concerning this matter may be referred to Tina Hanson of this office at 951.955.2511.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Henry Olivo".

HENRY OLIVO  
Engineering Project Manager

c: SP 364  
EIR 530 (Colinas del Oro)

TH:blj



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND  
LAND MANAGEMENT AGENCY  
Planning Department**



**Richard E. Lashbrook**  
Agency Director

**Robert C. Johnson**  
Planning Director

**APPLICATION FOR AMENDMENT TO  
RIVERSIDE COUNTY COMPREHENSIVE GENERAL PLAN**

SECTIONS I, II, V, AND VII BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE OPEN SPACE AND CONSERVATION MAP OR A COMMUNITY PLAN LAND USE ALLOCATION MAP. FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING APPLICATION.

**I. GENERAL INFORMATION**

**A. APPLICANT INFORMATION**

**APPLICANT NAME:** Rio Bravo Development Company, LLC **PHONE:** 805.568.0300

**MAILING ADDRESS:** P.O. Box 540

No.	Street/P.O. Box	Apt. No./Suite No.
Santa Barbara	CA, 93102	805.456.0210

**OWNER'S NAME:** Rio Bravo Development Company, LLC **PHONE:** 805.568.0300

**MAILING ADDRESS:** P.O. Box 540

No.	Street/P.O. Box	Apt. No./Suite No.
Santa Barbara	CA, 93102	805.456.0210

**REPRESENTATIVE:** Hunsaker & Assoc. (Dan H./Leah M.) **PHONE:** 949.768.2532

**MAILING ADDRESS:** 3 Hughes

No.	Street/P.O. Box	Apt. No./Suite No.	Email
Irvine	CA 92618	949.583.0759	danh@hunsaker.com

City	State/Zip	Fax	Email
------	-----------	-----	-------

- NOTE:**
- If more than one person is involved in the ownership of the property, a separate page must be attached to this application which lists the names and addresses of all persons having an interest in the ownership of the property.
  - The Planning Department will primarily mail correspondence regarding a General Plan Amendment application to the person identified above as the applicant's "representative." The representative may be the land owner, an engineer, or a consultant.

**FOR OFFICE USE ONLY**

**CGPA NO.:** 00743 **Team:** \_\_\_\_\_

**Module No.:** \_\_\_\_\_ **Case Rec'd By:** \_\_\_\_\_

**DATE STAMP** \_\_\_\_\_

MAI 30 2005

\_\_\_\_\_

**Main Office**  
4080 Lemon Street, 2nd Floor-P.O.Box 1409  
RIVERSIDE, California 92502-1409  
(909) 955-3200 • FAX (909) 955-1806

**Murrieta Office**  
39493 Los Alamos Road  
Murrieta, CA 92562  
(909) 600-6170 Fax (909) 600-6145

**Indio Office**  
82675 Highway 111, Room 209  
Indio, California 92201  
(760) 863-8277 Fax (760) 863-7040

**B. PROPERTY INFORMATION: (required for amendments to Open Space and Conservation Map and Community Policy Area Land Use Allocation Maps; may be required for amendments to other maps if determined necessary by the Planning Department staff):**

**1. Property Description:**

- a. **Location:** Northwest of Highway 74 and Robert St.  
\_\_\_\_\_
- b. **Size of Area to be Amended:** 127.4± acres
- c. **Assessor's Parcel No(s):** 345-190-015, 345-200-009  
\_\_\_\_\_
- d. **Section(s), Township(s), and Range(s):** 15, T5S, R4W
- e. **Zoning: Existing:** R-R
- f. **Existing Property Use:** Vacant  
\_\_\_\_\_
- g. **Proposed Project or Land Use:** See attached,  
\_\_\_\_\_  
\_\_\_\_\_

**2. Utilities and Services:**

	<b>Name Agency Serving Area: (if none, write "none")</b>	<b>Are Facilities present at site?:</b>
a. <b>Electric Company:</b>	<u>So. CA Edison</u>	_____
b. <b>Gas Company:</b>	<u>So. CA Gas Company</u>	_____
c. <b>Telephone Company:</b>	_____	_____
d. <b>Water Company/ District:</b>	<u>E.V.M.D.</u>	_____
e. <b>Sewer District:</b>	<u>Septic Tank</u>	_____

**NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.**

**II. AMENDMENTS TO COMMUNITY PLAN LAND USE MAP OR OPEN SPACE AND CONSERVATION MAP:**

**A. GENERAL PLAN MAP PROPOSED FOR AMENDMENT (Please name):** \_\_\_\_\_

\_\_\_\_\_

**B. EXISTING DESIGNATION(s):** Very Low Density Residential (VLDR)

\_\_\_\_\_

\_\_\_\_\_

**C. PROPOSED DESIGNATION(s):** SEE ATTACHED.

\_\_\_\_\_

**D. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)** SEE ATTACHED.

\_\_\_\_\_

\_\_\_\_\_

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**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Colinas Del Oro Land Co. hereafter "Applicant" and Colinas Del Oro Land Co. "Property Owner".

Description of application/permit use:

TTM 36450

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 345-190-016 & 345-200-013

Property Location or Address:

NWC of Richard Street and Highway 74

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Greg Lansing Phone No.: (858) 523-0719

Firm Name: Colinas Del Oro Land Co, LLC Email: glansing@lansingcompanies.com

Address: 12671 High Bluff Drive, Suite 150  
San Diego, CA 92130

**3. APPLICANT INFORMATION:**

Applicant Name: Same as Property owner Phone No.: \_\_\_\_\_

Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant:  Date: 9/7/12

Print Name and Title: Greg Lansing

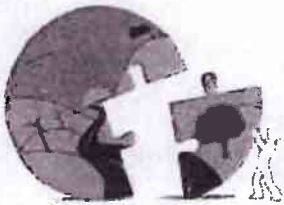
Signature of Property Owner:  Date: 9/7/12

Print Name and Title: Greg Lansing

Signature of the County of Riverside, by  Date: 9/13/12

Print Name and Title: CATHERINE MORALES, LAND USE TECHNICIAN II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: <u>TR30450</u>	
Set #: <u>CC003057</u>	Application Date: <u>9/13/12</u>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP          | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP           | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR364SD DATE SUBMITTED: 9/13/12

### APPLICATION INFORMATION

Applicant's Name: Colinas Del Oro Land Co. E-Mail: mike@mikenaggar.com

Mailing Address: 12671 High Bluff Drive, Suite 150  
San Diego Street 92130  
City State ZIP

Daytime Phone No: (951) 657-8594 Fax No: ( )

Engineer/Representative's Name: United Engineering Group E-Mail: cmorgan@unitedeng.com

Mailing Address: 3595 Inland Empire Blvd., Suite 2200  
Ontario Street 91764  
City State ZIP

Daytime Phone No: (909) 466-9240 x2 Fax No: (909) 989-8401

Property Owner's Name: Same as Applicant E-Mail: glansing@lansingcompanies.com

Mailing Address: 12671 High Bluff Drive, Suite 150  
San Diego Street 92130  
City State ZIP

Daytime Phone No: (858) 523-0719 Fax No: ( )

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Greg Lansing \_\_\_\_\_  
*PRINTED NAME OF APPLICANT* *SIGNATURE OF APPLICANT*

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Greg Lansing \_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)* *SIGNATURE OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)* *SIGNATURE OF PROPERTY OWNER(S)*

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 345-190-016 & 345-200-013

Section: 15 Township: 5 South Range: 4 West

Approximate Gross Acreage: 126.3 Acres



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Richard Street, South of Ethanac Road, East of Open Space, West of Highway 74.

Thomas Brothers map, edition year, page number, and coordinates: 2010; Pg 836, J2 & J3; Pg 837, A2 & A3

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Tentative Map containing 243 SF lots, with an average lot size of 6,518sf. 2 Commercial Parcels, trail network and nearly 50 acres of open space. Project includes processing of a Specific Plan and EIR.

Related cases filed in conjunction with this request:

Previously filed under TTM #32022.

Is there a previous development application filed on the same site: Yes  No

If yes, provide Case No(s). TR32022 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: EIR being prepared by Matt Fagan Consulting

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 1.5 Miles

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 1.5 Miles

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 710,000 cubic yards

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**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** – 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 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.

TIME OF HEARING:           **9:00 A.M.** or as soon as possible thereafter.  
DATE OF HEARING:       **APRIL 15, 2015**  
PLACE OF HEARING:       **COUNTY ADMINISTRATIVE CENTER**  
                                      **1<sup>ST</sup> FLOOR BOARD CHAMBERS**  
                                      **4080 LEMON STREET**  
                                      **RIVERSIDE, CA 92501**

For further information regarding this project, please contact, Matt Straite at (951) 955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 530, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
Attn: Matt Straite, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I Matt Strate, certify that on 2/5/15  
the attached property owners list was prepared by Matt  
APN(s) or case numbers SP 364  
for Company or Individual's Name PLANNING DEPARTMENT  
Distance Buffered 600

Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Matt Strate

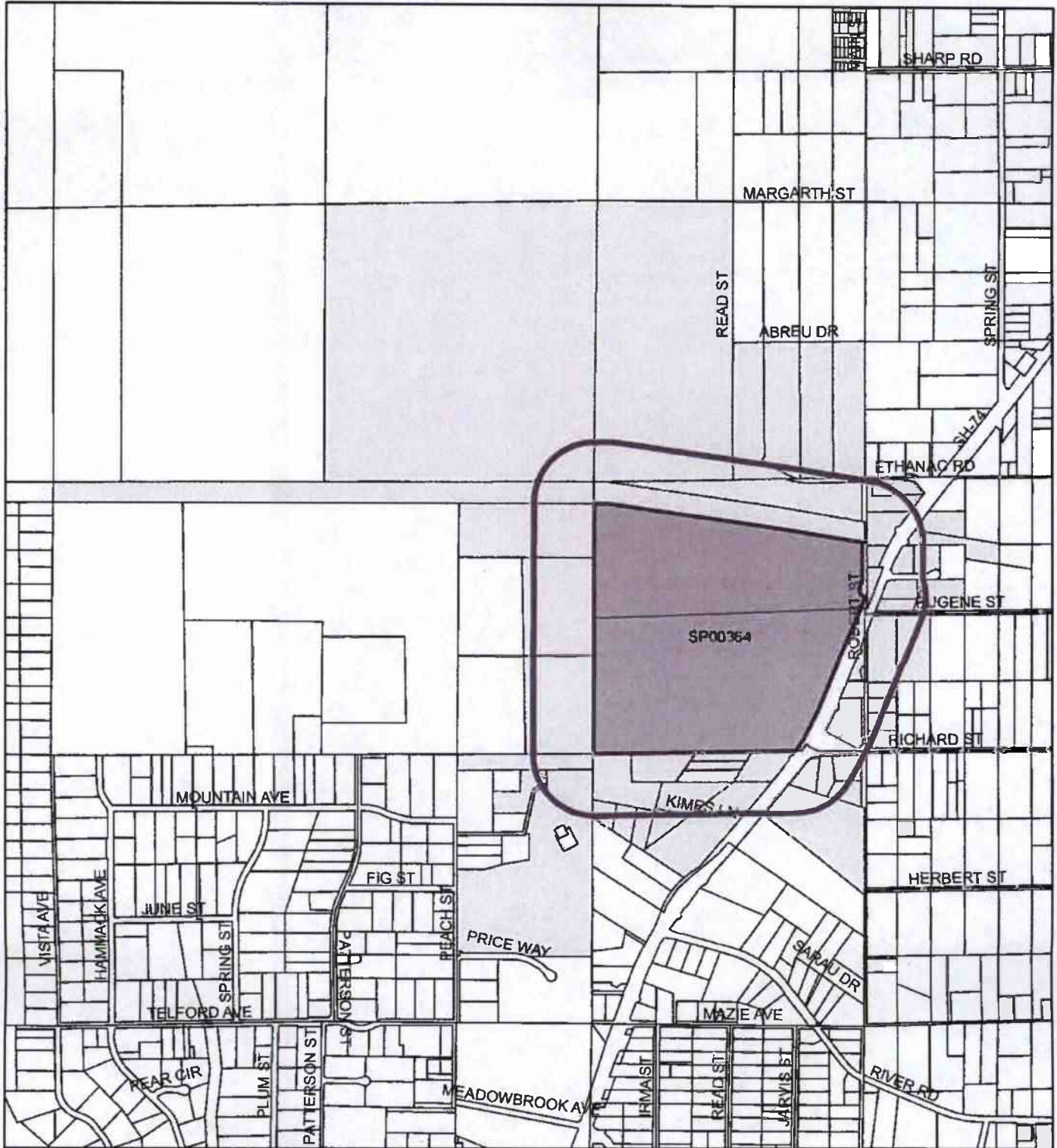
TITLE: Planner

ADDRESS: 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501

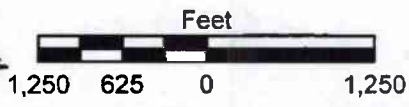
TELEPHONE: 951 363 1

✓ filed by matt  
2/4  
2/5/15

# SP00364 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstrite on 5/7/2014

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

JUAN A ABREU  
2519 HOPE ST  
HUNTINGTON BEACH, CA. 90255

JOHN BECK  
13741 MILTON AVE  
WESTMINSTER, CA. 92683

SANDRA JEAN BRETTO  
21451 ETHANAC RD  
PERRIS, CA. 92570

ROSA CASTRO  
881 E HEATHER DR  
QUEEN CREEK, AZ. 85140

ODILON CHAVEZ  
26689 SPRING ST  
PERRIS, CA. 92570

COLINAS DEL ORO LAND CO  
C/O RIO BRAVO DEV CO  
P O BOX 540  
SANTA BARBARA, CA. 93102

LARRY G CUNNINGHAM  
20121 CORONA ST  
CORONA, CA. 92881

TY DOBRY  
9763 HIBISCUS AVE  
FOUNTAIN VALLEY, CA. 92708

JAMES E DOMANN  
21588 APPALOOSA CT  
CANYON LAKE, CA. 92587

EVMWD  
P O BOX 3000  
LAKE ELSINORE, CA. 92531

JOHN EDWARD FANTZ  
14057 E CHESTNUT ST  
WHITTIER, CA. 90605

FREEMAN A FONTENOT  
410 N BOWEN  
COMPTON, CA. 90221

JORGE GARCIA  
2733 WEBSTER AVE  
LONG BEACH, CA. 90810

VALERIE C GERSCH  
9780 KIWI MEADOW LN  
ESCONDIDO, CA. 92026

WILLIE CHARLES GIVENS  
27105 JARVIS ST  
PERRIS, CA. 92570

CICERO GREEN  
C/O EDDIE FRANKLIN  
P O BOX 2054  
PERRIS, CA. 92570

NORM GRITTON  
C/O LYNN R GRITTON  
27245 HIGHWAY 74  
PERRIS, CA. 92570

PRESTON E GRITTON  
14455 LIVE OAK RD  
LODI, CA. 95240

JOSEPH GUIBERSON  
21105 KIMES LN  
PERRIS, CA. 92570

ABEL HERNANDEZ  
21145 KIMES LN  
PERRIS, CA. 92570

TRAM BICH HUYNH  
10562 BEACON AVE  
GARDEN GROVE, CA. 92843

KENNETH PAUL JAMES  
1126 N GRAND AVE STE A  
COVINA, CA. 91724

SHAPLEIGH KIMES  
2112 LA COLINA DR  
SANTA ANA, CA. 92705

SHAPLEIGH H KIMES  
2112 LA COLINA DR  
SANTA ANA, CA. 92705

CHANG B LEE  
2501 REATA PL  
DIAMOND BAR, CA. 91765

EDWARD ANTHONY LIZARRAGA  
13179 BALBOA LN  
MORENO VALLEY, CA. 92553

LOW CAL INC  
26734 PEACH ST  
PERRIS, CA. 92570

STEPHEN PAUL MADOLORA  
40055 LOS ALTOS RD  
HEMET, CA. 92544

JOHN C MARRELLI  
3160 LIONSHEAD AVE NO 1  
CARLSBAD, CA. 92010

MICHAEL MULLINS  
27800 GREENWALD AVE  
PERRIS, CA. 92570

JULIAN NAVARRO  
1502 E CREST LN  
ANAHEIM, CA. 92805

TUAN ANH NGUYEN  
25269 NOBLE CANYON ST  
CORONA, CA. 92883

JOSE NUNEZ  
26420 ROBERT ST  
PERRIS, CA. 92570

SUNG JUN PAIK  
3133 STEVENS ST  
LA CRESCENTA, CA. 91214

STEPHANIA OLAMENDI PARDO  
24288 SWARTZ DR  
LAKE FOREST, CA. 92630

JANG BU PARK  
1216 LAKESHORE DR  
BEAVER DAM, WI. 53916

ANGEL PENA  
21630 FESTUS CIR  
PERRIS, CA. 92570

RIVERSIDE COUNTY TRANSPORTATION COMMISSION  
PO BOX 12008  
RIVERSIDE, CA. 92502

RIVERSIDE COUNTY TRANSPORTATION COMMISSION  
C/O DEPT OF FACILITIES MANAGEMENT  
PO BOX 12008  
RIVERSIDE, CA. 92502

DILIP SHETH  
1905 VIA CORONEL  
PALOS VERDES EST, CA. 90274

SOUTHERN CALIFORNIA EDISON CO  
2ND FLOOR  
2131 WALNUT GROVE AVE  
ROSEMEAD, CA. 91770

SOUTHERN CALIFORNIA EDISON CO  
C S REENDERS ASST COMPTROLLER  
P O BOX 800  
ROSEMEAD, CA. 91770

THEO HOLDINGS  
8251 WESTMINSTER STE 205  
WESTMINSTER, CA. 92683

WILLIAM JAY TIEN  
C/O VINCENT J TIEN  
23531 ESTELLE MOUNTAIN RD  
PERRIS, CA. 92570



1/15/2013 2:05:37 PM

1st Supervisor District  
Robert Buster, Supervisor  
Board of Supervisors, Riverside County  
Mail Stop 1001

5th Supervisor District  
Marion Ashley, Supervisor  
Board of Supervisors, Riverside County  
Mail Stop 1005

California Department of Toxic  
Substance Control, Brownfields and  
Environmental Restoration  
9211 Oakdale Ave.  
Chatsworth, CA 91311

California State  
Dept. of Parks & Recreation  
1416 9th St., Rm 1435  
P.O. Box 942896  
Sacramento, CA 95814

California State  
Water Resources Control Board  
1001 I St.  
Sacramento, CA 95814-2828

CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 725  
San Bernardino, CA 92401-1400

Canyon Lake City Hall  
31516 Railroad Canyon Rd.  
Canyon Lake, CA 92587

Center for Biological Diversity  
351 California St., Suite 600  
San Francisco, CA 94104

City of Lake Elsinore  
130 Main St.  
Lake Elsinore, CA 92530

City of Perris  
101 N. D St.  
Perris, CA 92570-1917

Cultural Resources Committee,  
Pechanga Band of Luiseno Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

Elsinore Valley  
Municipal Water District  
31315 Chaney St.  
P.O. Box 3000  
Elsinore, CA 92531

Elsinore-Murrieta-Anza  
Resource Conservation District  
PMB 165  
23905 Clinton Keith Rd., Suite 114  
Wildomar, CA 92595

Endangered Habitats League  
8424 Santa Monica Blvd., Suite A592  
Los Angeles, CA 90069-4267

Lake Elsinore Chamber of Commerce  
132 W. Graham Ave.  
Lake Elsinore, CA 92530-4121

Lake Elsinore Unified School District  
545 Chaney St.  
Lake Elsinore, CA 92530

Garry Grant  
27068 Jarvis Ave.  
Perris, CA 92570

Mining & Geology Board  
California Dept. of Conservation  
801 K St., Mail Stop 20-15  
Sacramento, CA 95814

Native American Heritage Commission  
915 Capitol Mall, Rm 364  
Sacramento, CA 95814-4801

Natural Resources Conservation  
Services  
950 N. Ramona Blvd., Suite 6  
San Jacinto, CA 92582-2567

Office of Mine Reclamation  
California Dept. of Conservation  
801 K St., Mail Stop 09-06  
Sacramento, CA 95814

Pechanga Cultural Resource Dept.  
P.O. Box 1583  
Temecula, CA 92593

Perris Valley Chamber of Commerce  
11 S. D St.  
Perris, CA 92570-2126

ATTN: Jan Zuppardo  
Planning Commission, Riverside  
County  
Mail Stop 1070

ATTN: John Roth  
Planning Commission, Riverside  
County  
Mail Stop 1070

Ramona Band of Mission Indians  
3940 Cary Rd.  
P.O. Box 391670  
Anza, CA 92539

Resource Conservation District,  
Riverside-Corona  
4500 Glenwood Dr., Building A  
Riverside, CA 92501

ATTN: Stanley Sniff, Sheriff  
Sheriff's Department, Riverside County  
Mail Stop 1450

Sierra Club  
4079 Mission Inn Avenue  
Riverside, CA 92501-3204

1/15/2013 2:05:37 PM

Soboba Band of Luiseno Indians  
P.O. Box 487  
San Jacinto, CA 92581

South Coast Air Quality Mngmt. Dist.,  
Los Angeles County  
21865 E. Copley Dr.  
Diamond Bar, CA 91765-4178

Perris Valley MAC  
Perris Senior Center  
100 North "D" Street  
Perris CA 92570

Western Municipal Water District  
Administrative Office  
14205 Meridian Parkway  
Riverside CA 92518

Perris Library  
163 E. San Jacinto  
Perris 92570

Lake Elsinore Library  
600 W. Graham  
Lake Elsinore 92530



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Carolyn Syms Luna*  
*Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: SP 364/TR36450/GPA00743/CZ07143

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Matt Straite Title: Project Planner Date: 11/13/2014

Applicant/Project Sponsor: Colinas Del Oro Land Company, LLC Date Submitted: 9/12/2006

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: Matt Straite Date: 11/13/2014

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact: Matt Straite at 951-955-8631.

Please charge deposit fee case#: ZEA40120 ZCFG03589

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
Interim Planning Director

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

SP00364/GPA0743/TR36450/CZ7143

*Project Title/Case Numbers*

Matt Straite

*County Contact Person*

951-955-8631

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Colinas Del Oro Land Company, LLC

*Project Applicant*

12671 High Bluff Drive Street, San Diego, CA 92130

*Address*

The project site is located west of SH-74, south of Ethnac Road, and north of the intersection of Richard Street and SH-74.

*Project Location*

The Colinas Del Oro Specific Plan proposes a split foundation master planned community of 126.4 acres into 490 residential dwelling units of varying density and design on 59.8 acres, 11.3 acres for mixed-use development, 48.8 acres of open space for trails, recreational spaces, and preservation areas, and 8.2 acres for infrastructure development. The project proposal also incorporates a General Plan Amendment, Tentative Tract Map, and a Change of Zone request. The Change of Zone proposes to change the zoning of the proposed 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 Project. The General Plan Amendment proposes to amend the Land Use Designation from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Mountainous (R:RM) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), Very High Density Residential (VHDR), Mixed Use (MU), Open Space-Recreation (OS-R), and Rural Mountainous (RM). Finally, the Tentative Tract Map proposal requests a Schedule "A" subdivision of the 126.4 acre project site into 245 residential lots with an average lot size of 6,518 square feet and 8 open space/basin lots.

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Program Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,029.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

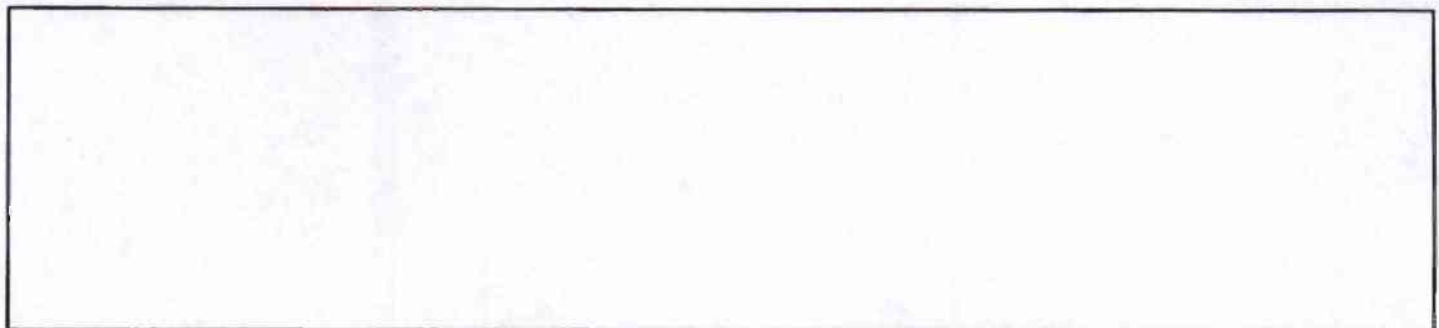
Project Planner

*Title*

10/31/2014

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_



Please charge deposit fee case#: ZEA40120 ZCFG03569 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1500953

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: COLINAS DEL ORO LAND COMPANY \$3,069.75  
paid by: CK 1141  
paid towards: CFG03569 CALIF FISH & GAME: DOC FEE  
CFG FOR GPA00743 CZ07143 TR32022 AND EA40120  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Jan 29, 2015 15:05  
MGARDNER posting date Jan 29, 2015

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$3,069.75

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0506459

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

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Received from: COLINAS DEL ORO LAND COMPANY \$64.00  
paid by: CK 4523  
paid towards: CFG03569 CALIF FISH & GAME: DOC FEE  
CFG FOR GPA00743 CZ07143 TR32022 AND EA40120  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Mar 30, 2005 15:02  
DFOGLE posting date Mar 30, 2005

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Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

1 ORDINANCE NO. 348.XXX

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4  
5 The Board of Supervisors of the County of Riverside Ordains as follows:

6 Section 1. Section XXX of Ordinance No. 348, and Official Zoning Plan Map No.  
7 XXX, as amended, are further amended by placing in effect in the Elsinore Area Plan, the zone or zones  
8 as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.  
9 XXX, Change of Zone Case No. 7143," which map is made a part of this ordinance.

10 Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new  
11 Section XXX to read as follows:

12 "Section XXX SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN  
13 NO. 364.

14 a. Planning Area 1

15 (1) The uses permitted in Planning Area 1 of Specific Plan No. 364 shall be the  
16 same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except  
17 that the uses permitted pursuant to Section 9.50.a. (5), (7), (13), (16), (23), (25), (28), (30),  
18 (31), (32), (52), (55), (64), (77), (80), (82), (85), (93), (98), and (99); and b. (1), (2), (3),  
19 (5), (7), (8), (9), (10), (13), (15), (16), (17), (18), (19), (25) and (26) shall not be permitted.

20 In addition, the uses permitted under Section 9.50.a. shall include combined  
21 residential/commercial development, attached clustered residential development, detached  
22 clustered residential development, medical and dental offices, real estate offices, public  
23 schools and congregate care residential facilities.

24 (2) The development standards for commercial development within Planning  
25 Area 1 of Specific Plan No. 364 shall be the same as those standards identified in Article  
26 IXb, Section 9.53 of Ordinance No. 348.

1 (3) The development standards for combined residential/commercial  
2 development in Planning Area 1 of Specific Plan No. 364 shall be the same as those  
3 standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the  
4 development standards set forth in Article VIII, Section 8.2 a., b., c., d., e., and f. shall be  
5 deleted and replaced with the following:

- 6 A. The minimum lot width shall be sixty feet (60').
- 7 B. The front of the building shall not be less than ten feet (10') from the  
8 property line.
- 9 C. The side yard shall not be less than five feet (5').
- 10 D. Except for lots with alleys, the rear yard shall not be less than ten feet (10').  
11 Lots with alleys have no rear yard requirements.
- 12 E. Where the front, side or rear yard is adjacent to a residential lot with a  
13 minimum lot size of half an acre or larger, all buildings shall not be less  
14 than twenty-five feet (25') from the adjacent residential property line.
- 15 F. The maximum building height shall be fifty feet (50').
- 16 G. Fireplaces and air conditioning units shall be allowed to encroach into the  
17 required front, side or rear setbacks a maximum of two feet (2'). No air  
18 conditioning units are permitted in the front of a residential building.  
19 Encroachments for balconies, porches, decks and attached patio covers shall  
20 be allowed to encroach into the required front and rear setbacks a maximum  
21 of seven feet (7'). No other structural encroachments shall be permitted in  
22 the front, side or rear yard except as provided for in Section 18.19 of  
23 Ordinance No. 348.
- 24 H. Trash collection areas shall be screened by landscaping or architectural  
25 features in such a manner as not to be visible from a public street or from  
26 any adjacent residential area.
- 27 I. Outside storage areas are prohibited.
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J. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, buildings, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on residential uses.

(4) The development standards for detached clustered residential development in Planning Area 1 of Specific Plan No. 364 shall be the same as those standards identified in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be 7,200 square feet.
- B. The minimum lot width shall be thirty-one feet (31’).
- C. The minimum front yard setback (to a habitable portion of the main building) shall be five feet (5’) from the right of way.
- D. The minimum setback for a porch shall be five feet (5’) from the right of way.
- E. The minimum distance between the front of a building and any adjacent building shall be twenty feet (20’) at the first story and thirty feet (30’) at the second story, regardless of lot lines.
- F. For motor courts, which shall be defined herein as single family detached homes grouped around a common private drive, all side yards shall not be less than four feet (4’).
- G. For garden courts, which shall be defined herein as single family detached homes grouped around a private lawn, side yards on corner lots shall not be less than five feet (5’) and interior side yards shall not be less than four feet (4’).
- H. The minimum rear yard for garden courts shall be five feet (5’).
- I. The minimum rear yard for motor courts shall be eight feet (8’).

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J. Driveways shall be less than three feet (3') in length or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are prohibited.

K. The minimum distance between the front of a building to the side of another building shall be twenty feet (20').

L. The minimum distance between the side of a building and the rear of another building shall be ten feet (10').

M. The minimum distance between the rear of a building and the rear of another building shall be fifteen feet (15').

N. The minimum distance between the rear of a building and the rear of another building across an alley or motor court shall be thirty feet (30').

O. The minimum distance between the rear of a building and any adjacent building (not including detached garages on the same lot) shall be ten feet (10') at the first story, twenty feet (20') at the second story, and thirty feet (30') between garages, regardless of lot lines.

P. The maximum lot coverage shall be 60%.

Q. The maximum building height shall be forty feet (40').

R. The minimum private open space shall be one hundred eighty square feet (180') with a minimum width of twelve feet (12') and length of ten feet (10').

(5) The development standards for attached clustered residential development in Planning Area 1 of Specific Plan No. 364 shall be the same as those standards identified in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

A. The minimum lot size shall be 5,000 square feet.

B. The minimum lot width shall be sixty feet (60').

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- C. The minimum front yard setback (to a habitable portion of the main building) shall be ten feet (10') from the right of way.
- D. For townhomes, which shall be defined herein as multi-family attached row homes with garages typically in the rear of the building, the minimum setback for porches shall be five feet (5') from the property line.
- E. For courtyards, which shall be defined herein as multi-family attached row homes grouped around a common private drive or along a drive lane, the minimum setback for porches shall be twelve feet (12') from the property line.
- F. For townhomes and courtyards, side yards shall not be less than ten feet (10').
- G. For townhomes, the distance between buildings shall not be less than twenty-five feet (25').
- H. For courtyards, the distance between buildings shall not be less than twenty feet (20').
- I. The rear yard distance between buildings (to habitable portion of the main building) shall not be less than twenty feet (20').
- J. Driveways shall be less than three feet (3') in length or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are prohibited.
- K. The minimum private open space shall be one hundred square feet (100') with a minimum width of ten feet (10') and length of eight feet (8').
- L. The maximum building height shall be forty-eight feet (48').

(6) The development standards for congregate care residential facilities within Planning Area 1 of Specific Plan No. 364 shall be the same standards as those identified in Article XIXe, Section 19.102 of Ordinance No. 348.

1 (7) Except as provided above, all other zoning requirements shall be the same  
2 as those requirements identified in Article VII, Article VIII, Article IXb and Article XIXe  
3 of Ordinance No. 348.

4 b. Planning Area 2

5 (1) The uses permitted in Planning Area 2 of Specific Plan No. 364 shall be the  
6 same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348 except that  
7 the uses permitted in Section 7.1.a.(1), (2), (3), (4), (6), (7), (8), (9), (10), (11), and (12);  
8 Section 7.1.b.(2), (3), (5), (6), (7), (8), (9), and (10); and Section 7.1.c.(1) and (2) shall not  
9 be permitted. In addition, the uses permitted under Section 7.1.b. shall include public  
10 schools, detached clustered residential development and attached clustered residential  
11 development.

12 (2) The development standards for detached clustered residential development in  
13 Planning Area 2 of Specific Plan No. 364 shall be the same as those standards identified in  
14 Article VII of Ordinance 348 except Sections 7.2, 7.3, 7.4, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11  
15 of Ordinance No. 348 shall be deleted and replaced with the following:

- 16 A. The minimum lot size shall be 7,200 square feet.
- 17 B. The minimum lot width shall be thirty-one feet (31').
- 18 C. The minimum front yard setback (to a habitable portion of the main  
19 building) shall be five feet (5') from the right of way.
- 20 D. The minimum setback for a porch shall be five feet (5') from the right of  
21 way.
- 22 E. The minimum distance between the front of a building and any adjacent  
23 building shall be twenty feet (20') at the first story and thirty feet (30') at  
24 the second story, regardless of lot lines.
- 25 F. All side yards for motor courts shall not be less than four feet (4').
- 26 G. All side yards for garden courts shall not be less than five feet (5').
- 27 H. The rear yard for garden courts shall not be less than five feet (5').

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- I. The rear yard for motor courts shall not be less than eight feet (8').
- J. Driveways shall be less than three feet (3') in length or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are prohibited.
- K. The minimum distance between the front of a building and the side of a building shall be twenty feet (20').
- L. The minimum distance between the front of a building and the side of another building shall be ten feet (10').
- M. The minimum distance between the rear of a building and the rear of another building shall be fifteen feet (15').
- N. The minimum distance between the rear of a building and the rear of another building across an alley or motor court shall be thirty feet (30').
- O. The minimum distance between the rear of a building and any adjacent building (not including detached garages on the same lot) shall be ten feet (10') at the first story, twenty feet (20') at the second story, and thirty feet (30') between garages, regardless of lot lines.
- P. The maximum coverage shall be 60%.
- Q. The maximum building height shall be forty feet (40').
- R. The minimum private open space shall be one hundred eighty square feet (180') with a minimum width of twelve feet (12') and length of ten feet (10').

(3) The development standards for attached clustered residential development in Planning Area 2 of Specific Plan No. 364 shall be the same as those standards identified in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be 7,200 square feet.
- B. The minimum lot width shall be sixty feet (60').

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- C. The minimum front yard setback (to a habitable portion of the main building) shall be ten feet (10') from the right of way.
- D. The minimum setback for townhome porches shall be five feet (5') from the right of way.
- E. The minimum setback for courtyard porches shall be twelve feet (12') from the right of way.
- F. Side yards on corner lots (facing street) shall not be less than ten feet (10'), with five feet (5') of public space and five feet (5') of private space.
- G. For townhomes and courtyards, interior side yards shall not be less than ten feet (10').
- H. For townhomes, the distance between buildings shall not be less than twenty-five feet (25').
- I. For courtyards, the distance between buildings shall not be less than twenty feet (20').
- J. The rear yard (to the habitable portion of the main building) shall not be less than ten feet (10').
- K. The minimum distance between the rear of a building and the rear of another building shall be twenty feet (20').
- L. Driveways shall be less than three feet (3') in length, or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are prohibited.
- M. The minimum private open space shall be one hundred square feet (100') with a minimum width of ten feet (10') and length of eight feet (8').
- N. The maximum building height shall be forty-eight feet (48').

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

c. Planning Areas 3 and 5

1 (1) The uses permitted in Planning Areas 3 and 5 of Specific Plan No. 364  
2 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,  
3 except that the uses permitted pursuant to Section 6.1.a.(2), (3), (5), (7) and (8); Section  
4 6.1.b.(3), (4), (5), and (6); Section 6.1.c.(1); and Section 6.1.e.(1) shall not be permitted.  
5 In addition, the uses permitted under Section 6.1.b. shall include public schools, detached  
6 clustered residential development and attached clustered residential development.

7 (2) The development standards for residential development in Planning Area 3  
8 and 5 of Specific Plan No. 364 shall be the same as those standards identified in Article VI,  
9 Section 6.2 of Ordinance No. 348, except that the development standards set forth in  
10 Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the  
11 following:

- 12 A. The minimum lot size shall be 4,000 square feet for Planning Area 3 and  
13 5,000 square feet for Planning Area 5.
- 14 B. The minimum lot width for standard lots shall be fifty feet (50').
- 15 C. The minimum lot width for lots along a cul-de-sac shall be thirty-five feet  
16 (35').
- 17 D. The minimum front yard setback (to a habitable portion of the main  
18 building) shall be twelve feet (12') from the right of way.
- 19 E. The minimum setback for front-entry garages shall be twenty feet (20')  
20 from the right of way and fifteen feet (15') for side-entry garages.
- 21 F. The minimum front yard setback for porches shall be eight feet (8') from  
22 the right of way.
- 23 G. Side yards for interior lots shall be not less than five feet (5').
- 24 H. Side yards on corner lots (facing street) shall not be less than ten feet (10')  
25 with five feet (5') of public space and five feet (5') of private space.
- 26 I. Fireplaces and air conditioning units shall be allowed to encroach into the  
27 required side yard setback a maximum of two feet (2'). Covered Patios,  
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balconies and decks shall be allowed to encroach into the required rear yard setback a maximum of five feet (5'). No other structure encroachment shall be permitted in the front, side, or rear yard, except as provided for in Section 18.19 of Ordinance No. 348.

- J. The rear yard shall not be less than fifteen feet (15').
- K. The maximum building height shall be forty feet (40').
- L. The maximum lot coverage shall be 60% for single story dwellings and 50% for two story dwellings.
- M. All playground equipment and public gathering areas within Planning Areas 3 and 5 shall be shaded in accordance with the Shade Standards described in Section IV.E.2 of Specific Plan No. 364.

(3) The development standards for detached clustered residential development in Planning Areas 3 and 5 of Specific Plan No. 364 shall be the same as those standards identified in Section Article VI, 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

- A. The minimum lot size shall be 3,000 square feet.
- B. The minimum lot width for standard lots shall be twenty-five feet (25'). The minimum lot width for lots along a cul-de-sac shall be twenty feet (20').
- C. The minimum front yard setback (to a habitable portion of the main building) shall be ten feet (10') from the right of way.
- D. The minimum front yard setback from the right of way to garages shall be twenty feet (20').
- E. Covered porches and balconies may encroach into the required front yard setback a maximum of five feet (5'). No other structure encroachment shall be permitted in the front, side, or rear yard, except as provided for in Section 18.19 of Ordinance No. 348.



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- F. The side yard shall not be less than four feet (4’).
- G. The rear yard shall not be less than five feet (5’).
- H. The minimum setback for garages located to the rear of lot shall be two feet (2’) from the property line.
- I. The minimum distance between the rear of a building and any adjacent building (not including detached garages on the same lot) shall be ten feet (10’) at the first story and twenty feet (20’) at the second story, regardless of lot lines.
- J. The minimum private open space shall be four hundred (400) square feet with a minimum width of fifteen feet (15’) and length of fifteen feet (15’).
- K. The maximum lot coverage shall be 60%.

(4) The development standards for attached clustered residential development in Planning Areas 3 and 5 of Specific Plan No. 364 shall be the same as those standards identified in Article VII of Ordinance No. 348, except that the development standards set forth in Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be 7,200 square feet.
- B. The minimum lot width shall be thirty-one feet (31’).
- C. The minimum front yard setback (to a habitable portion of the main building) shall be eight feet (8’) from the right of way.
- D. The minimum setback from the right of way to front entry garages shall be twenty feet (20’).
- E. Covered porches and balconies may encroach into the required front yard setback a maximum of two feet (2’). Covered patios, balconies and decks may encroach into the required rear yard setback a maximum of four feet (4’). No other structure encroachment shall be permitted in the front, side, or rear yard, except as provided for in Section 18.19 of Ordinance No. 348.

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- F. The minimum distance between the front of a building and any adjacent building shall be twenty feet (20'), regardless of lot lines.
- G. Side yards on corner lots (facing street) shall not be less than ten feet (10') with five feet (5') of public space and five feet (5') of private space.
- H. Side yards for interior lots shall not be less than five feet (5').
- I. The rear yard shall not be less than eight feet (8').
- J. Driveways shall be less than three feet (3') in length or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are prohibited.
- K. The minimum distance between the front of a building and the side of another building shall be twenty feet (20').
- L. The minimum distance between the side of a building and the side of another building shall setback shall be ten feet (10').
- M. The minimum distance between the rear of a building and the rear of another building shall be fifteen feet (15').
- N. The minimum distance between the rear of a building and the rear of another building across alley or motor court shall be thirty feet (30').
- O. The minimum private open space shall be two hundred (200) square feet with a minimum width of ten feet (10') and length of ten feet (10').
- P. The maximum lot coverage shall be 60%.
- Q. The maximum building height shall be forty feet (40').

(5) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI and Article VII of Ordinance No. 348.

d. Planning Area 4A

(1) The uses permitted in Planning Area 4A of Specific Plan No. 364 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted in Section 8.100.a., b., and c. shall not be permitted. In addition,

1 the permitted uses identified under Section 8.100.a. shall also include public schools,  
2 public parks, private recreation areas, and trails.

3 (2) The development standards for Planning Area 4A of Specific Plan No. 364 shall  
4 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.  
5 348.

6 (3) Except as provided above, all other zoning requirements shall be the same as  
7 those requirements identified in Article VIIIe of Ordinance No. 348.

8 e. Planning Area 4B

9 (1) The uses permitted in Planning Area 4B of Specific Plan No. 364 shall be  
10 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,  
11 except that the uses permitted in Section 8.100.a., b., and c., shall not be permitted. In  
12 addition, the permitted uses identified under Section 8.100.a. shall also include public  
13 schools, non-commercial community centers, libraries, and senior centers.

14 (2) The development standards for Planning Area 4B of Specific Plan No. 364  
15 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance  
16 No. 348.

17 (3) Except as provided above, all other zoning requirements shall be the same  
18 as those requirements identified in Article VIIIe of Ordinance No. 348.

19 f. Planning Area 6 and 7

20 (1) The uses permitted in Planning Areas 6 and 7 of Specific Plan No. 364 shall  
21 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,  
22 except that the uses permitted pursuant to Section 8.100.a., b., and c. shall not be  
23 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also  
24 include natural open space, overlooks, and trails.

25 (2) The development standards for Planning Areas 6 and 7 of Specific Plan No.  
26 364 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
27 Ordinance No. 348.

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(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

Section 3. This ordinance shall take effect 30 days after its adoption.

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

By: \_\_\_\_\_  
Chairman

ATTEST:  
CLERK OF THE BOARD:  
KECIA HARPER-IHEM

By: \_\_\_\_\_  
Deputy

(SEAL)

APPROVED AS TO FORM

July \_\_\_\_\_, 2015

By: \_\_\_\_\_  
MICHELLE CLACK  
Deputy County Counsel