

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

716 B



FROM: TLMA – Planning Department

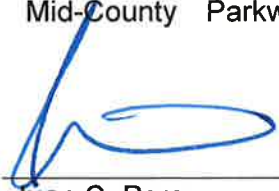
SUBMITTAL DATE:

July 28, 2015

SUBJECT: SPECIFIC PLAN NO. 246 AMENDMENT NO. 3/TENTATIVE TRACT MAP NO. 33977 MINOR CHANGE NO. 1/TENTATIVE TRACT MAP NO. 33978 MINOR CHANGE NO. 1/RESOLUTION NO. 2015-185 – Consider an Addendum No. 2 to Certified EIR 319 – Applicant: McCanna Hills, LLC/County of Riverside – Fifth Supervisorial District – Location: Northerly of Nuevo Road, southerly of Ramona Expressway, easterly of Orange Avenue and westerly of the future alignment of Antelope Road – REQUEST: An amendment to the previously adopted McCanna Hills Specific Plan No. 246 Amendment No. 1 that would remove the Overlay Condition from the previously approved McCanna Hills Specific Plan and Tentative Tract Map Nos. 33977 and 33978 in accordance with the terms and conditions of the Settlement Agreement dated October 3, 2014, between the Riverside county Transportation Commission, the County of Riverside and the McCanna Hills, LLC. The Specific Plan Amendment No. 3 would retain all other previous approvals that include a maximum of 3,210 residential units to be developed on 575.1 acres, 57.2 acres for commercial retail, 43.5 acres for community parks, 61.4 acres for schools, 357.52 acres for open space, and a 1.2 acre proposed reservoir site. Tentative Tract Map No. 33977 Minor Change No. 1 and Tentative Tract Map 33978 Minor Change No. 1 would retain their original approvals except for the removal of the Overlay Condition for the Mid-County Parkway Alignment.

(Continued on next page)


Steve Weiss, AICP
Planning Director


Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: Planning Department Budget				Budget Adjustment: 0	
				For Fiscal Year: 0	

C.E.O. RECOMMENDATION:

APPROVE
BY: 
Alex Gann

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 5

Agenda Number

16-3

Departmental Conference

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER ADDENDUM NO. 2 for ENVIRONMENTAL IMPACT REPORT NO. 319**, based on the findings incorporated in the initial study and Addendum No. 2 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 and thus will not have a significant effect on the environment beyond those identified in the EIR; and
2. **APPROVE SPECIFIC PLAN NO. 246, AMENDMENT NO. 3** subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report; and
3. **ADOPT RESOLUTION NO. 2015-185 FOR SPECIFIC PLAN NO. 246, AMENDMENT NO. 3**, and
4. **APPROVE TENTATIVE TRACT MAP NO. 33977 MINOR CHANGE NO. 1 AND TENTATIVE TRACT MAP NO. 33978 MINOR CHANGE NO. 1** subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

The Riverside County Board of Supervisors adopted the original Preissman Specific Plan, Specific Plan No. 246, on December 27, 1994. The Board of Supervisors certified Environmental Impact Report (EIR) No. 319 on the same date. The Preissman Specific Plan comprises 1,108.6 acres, with 671 acres devoted to residential development, 49 acres for commercial/mixed use, 43 acres of parks, 20 acres of schools, 282.6 acres of natural open space, and 43 acres for project roadways.

In April 2005, the County of Riverside Board of Supervisors adopted Amendment No. 1 (SP 246A1) to Specific Plan No. 246, which was also given the new name of the McCanna Hills Specific Plan. In addition, Addendum No. 1 to EIR No. 319 was approved by the County in compliance with CEQA in conjunction with SP 246A1 at the same time. The project developer/applicant in 2005 requested a revision to the project boundaries and changes in land uses and/or densities at other locations on the project site. A transportation corridor route alternative had been referenced in the northerly portion of the Specific Plan area in 2005, when SP 246A1 was approved, that is now proposed for removal as part of the current proposed project. A proposed SP 246A2 was filed in 2007, but was then withdrawn and no new approvals were made in conjunction with the Specific Plan at that time.

The proposed project is McCanna Hills Specific Plan Amendment No. 3 (SP 246A3), which includes the same project characteristics and land use plan as were approved as part of Specific Plan Amendment No. 1 (SP 246A1), except one. The one difference is that the proposed project calls for the removal of a transportation corridor route alternative, which had been considered as part of SP 246A1. This transportation corridor route, known as the Southern Alignment of the Mid-County Parkway, bisects approximately 67 acres in the northern portion of the project site. The Specific Plan's proposed development concept still retains the predominantly residential nature of the original specific plan. The removal of the Transportation Corridor alternative is in conformance with the terms of a settlement agreement between McCanna Hills, LLC, the County, and the Riverside County Transportation Commission (RCTC).

Tentative Tract Map No. 33977 Minor Change No. 1 subdivides 127.73 gross acres into 340 residential lots and 14 open space lots; and Tentative Tract Map No. 33978 Minor Change No. 1 subdivides 51.15 acres into 139 residential lots and 7 open space lots and removes the references of the Mid-County Parkway Overlay Condition from the exhibits and conditions of approval consistent with McCanna Hills Specific Plan.

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: SPECIFIC PLAN NO. 246 AMENDMENT NO. 3, TENTATIVE TRACT MAP NO. 33977
MINOR CHANGE NO. 1 and TENTATIVE TRACT MAP NO. 33978 MINOR CHANGE NO. 1
DATE: July 28, 2015
PAGE: Page 3 of 3

Addendum No. 2 to Environmental Impact Report No. 319 has been prepared to inform decision-makers and the public that potential significant environmental effects have been analyzed in an earlier EIR with changes and additions for the proposed mixed use Specific Plan, and would not result in significant effects on the environment with additional mitigation measures. An Addendum was prepared to the previously certified EIR No. 319 because some changes or additions were necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred. A brief explanation of the decision not to prepare a subsequent EIR is included in the Addendum.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Staff Report

Resolution No. 2015-185

Revised maps and Specific Plan (on CD)

2 **RESOLUTION NO. 2015-185**
3 **ADOPTING**
4 **AMENDMENT NO. 3 TO SPECIFIC PLAN NO. 246**
5 **(McCanna Hills) AND CONSIDERING**
6 **ADDENDUM NO. 2 TO EIR NO. 319**

7 **WHEREAS**, in 1994, the County of Riverside (“County”) certified Final Environmental
8 Impact Report 319 (“EIR No. 319”) and adopted Specific Plan 246 (“SP No. 246” or “the
9 McCanna Hills Specific Plan”) pursuant to Resolution No. 94-423. SP No. 246, as approved,
10 comprised 1,108.6 acres, with 671 acres devoted to residential development, 49 acres for
11 commercial/mixed use, 43 acres of parks, 20 acres of schools, 282.6 acres of natural open space,
12 and 43 acres for project roadways; and

13 **WHEREAS**, on August 23, 2005, the County considered an Addendum to EIR No. 319
14 (“Addendum No. 1”) and approved a related amendment to SP 246 (“SP No. 246A1”), which, as
15 approved, reduced the amount of residential acreage from 671 to 575.10, increased the amount of
16 commercial/mixed use acreage from 49 to 57.2, increased the amount of active parkland from 43
17 to 43.5, more than tripled the amount of acreage dedicated for school use from 20 to 61.4, and
18 increased the amount of passive open space from 282.6 acres to 357.52 acres, while adding a 1.2-
19 acre reservoir site. SP 246A1 and Tentative Tract Map No. 33977 and No. 33978 also included
20 an Overlay Condition covering 67 acres of the SP 246 area for a Mid-County Parkway alignment
21 alternative; and

22 **WHEREAS**, McCanna Hills, LLC filed litigation challenging the Overlay Condition in
23 *McCanna Hills v. County of Riverside*, Case No. RIC 1104363 (“McCanna Hills Litigation”), in
24 which the trial court found that the Overlay Condition was essentially extinguished upon
25 Riverside County Transportation Commission’s (“RCTC”) issuance of a “Notice of Public
26 Agency’s Decision Not to Acquire”; and

27 **WHEREAS**, on October 3, 2014, the McCanna Hills Litigation was settled in a
28 Settlement Agreement executed by McCanna Hills, LLC, RCTC, and the County in which the
parties agreed that the extinguished Overlay Condition could be removed from SP No. 246 and
Tentative Tract Map No. 33978 and No. 33977; and

FORM APPROVED COUNTY COUNSEL
BY: Melissa R. Cushman 8/10/15 DATE

1 **WHEREAS**, pursuant to California Code of Regulations, title 14 (“State CEQA
2 Guidelines”), section 15164(a), a lead agency shall prepare an addendum to a previously
3 certified EIR if some changes or additions are necessary to a project, but none of the conditions
4 described in State CEQA Guidelines section 15162 calling for the preparation of a subsequent or
5 supplemental EIR have occurred; and

6 **WHEREAS**, Amendment No. 3 to SP No. 246 was proposed to remove the extinguished
7 Overlay Condition from SP No. 246 and make a minor change to Tentative Tract Map No. 33978
8 and No. 33977 to remove the Overlay Condition (together, “the Project”); and

9 **WHEREAS**, the environmental effects of the Project have been fully studied in the
10 addendum to EIR No. 319 (“Addendum No. 2”), attached hereto as Exhibit “A” and incorporated
11 herein by reference, which was prepared to assess the project as it changed from that previously
12 approved and analyzed in EIR No. 319, Addendum No. 1, and related cases, as well as minor
13 changes in the existing environment that have occurred since 2005; and

14 **WHEREAS**, all the procedures of the California Environmental Quality Act (“CEQA”)
15 and the Riverside County CEQA implementing procedures have been satisfied and Addendum
16 No. 2 is sufficiently detailed so that all the potentially significant effects of the Project have been
17 evaluated in accordance with CEQA and the County’s implementing procedures; and

18 **WHEREAS**, in accordance with State CEQA Guidelines section 15165(c), addenda are
19 not circulated for public review; and

20 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., a
21 public hearing was held before the Riverside County Board of Supervisors in Riverside,
22 California on August 18, 2015, to consider Amendment No. 3 to SP 246 and the Project; and,

23 **WHEREAS**, the Riverside County Board of Supervisors fully considered Addendum No.
24 2 along with EIR No. 319 and Addendum No. 1 prior to making a decision on the Project; and

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

27 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
28 Supervisors of the County of Riverside, in regular session assembled on August 18, 2015, that:

- 1 A. The above recitations are true and constitute findings of the Board of Supervisors
2 with respect to the Project, Project changes, and Addendum No. 2.
- 3 1. Amendment No. 3 modifies the Specific Plan No. 246 by the
4 following: Amendment No. 3 maintains the all of the same project
5 characteristics and land use plan as were included in the Specific Plan
6 Amendment No. 1 (SP 246 A1), except for the removal of the transportation
7 corridor route alternative known as the Mid-County Parkway Southerly
8 alignment that was considered in the SP 246 A1, and is identified as
9 approximately 67 acres within Planning Areas 2B, 3, 4, 5B, 27B, 28B and
10 portions of Planning Areas 20 and 21, in the northern part of the Specific
11 Plan.
 - 12 2. The proposed amendment will otherwise retain all previously approved
13 aspects of SP No. 246 and SP No. 246 A1, including the Project site's
14 division into 51 Planning Areas comprised of residential, commercial, open
15 space, school sites, and parks and the previously approved overall gross
16 density of 2.8 dwelling units per acre, with a maximum of 3,210 units.
 - 17 3. The proposed Amendment No. 3 to Specific Plan No. 246 is associated with
18 Tentative Tract Map No. 33977 Minor Change No. 1 and Tentative Tract
19 Map No. 33978 Minor Change No. 1, which were considered concurrently at
20 the public hearing before the Board of Supervisors. As before, Tentative
21 Tract Map No. 33977 Minor Change No. 1 subdivides 127.73 gross acres
22 into 340 residential lots and 14 open space lots; and Tentative Tract Map No.
23 33978 Minor Change No. 1 subdivides 51.15 acres into 139 residential lots
24 and 7 open space lots. The only change made in these maps is to remove the
25 references to the Mid County Parkway Overlay Condition from the maps and
26 exhibits and conditions of approval consistent with McCanna Hills Specific
27 Plan.

28 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

1. No Supplemental or Subsequent EIR is required under CEQA because all potential new or more severe significant effects of the Project: (a) have been adequately analyzed in the previously certified EIR No. 319, as supplemented by the Addendum No. 2 prepared in connection with proposed Amendment No. 3 to Specific Plan No. 246, pursuant to applicable legal standards; and (b) have been avoided or mitigated to the extent feasible pursuant to the mitigation measures referenced in EIR No. 319 (as supplemented or clarified in Addendum No. 1) that are imposed on the Project.
2. On December 27, 1994, the Riverside County Board of Supervisors certified the adequacy and completeness of EIR No. 319, and adopted Findings and a Statement of Overriding Considerations, in connection with its approval of Specific Plan No. 246.
3. On August 23, 2005, the Riverside County Board of Supervisors considered Addendum No. 1 to EIR No. 319 in connection with its approval of Specific Plan No. 246 Amendment No. 1.
4. The present applications for Specific Plan No. 246 Amendment No. 3, Tentative Tract Map No. 33977 Minor Change No. 1 and Tentative Tract Map No. 33978 Minor Change No. 1, reflect a change to the project previously analyzed in EIR No. 319 and Addendum No. 1, and not a separate project under the California Environmental Quality Act.
5. The proposed Project does not constitute a substantial change to Specific Plan No. 246, which will require major revisions of Final EIR No. 319, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
6. No substantial changes have occurred with respect to the circumstances under which the Project will be undertaken which will require major modifications or revisions of EIR No. 319, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously

1 identified significant effects.

2 7. No new information of substantial importance which was not known and could
3 not have been known with the exercise of reasonable diligence at the time EIR
4 No. 319 was certified as complete, has become available which shows any of the
5 following:

6 (A) The Project will have one or more significant effects not discussed in Final
7 EIR No. 319;

8 (B) Significant effects previously examined will be substantially more severe
9 than shown in EIR No. 319;

10 (C) Mitigation measures or alternatives previously found not to be feasible
11 would in fact be feasible, and would substantially reduce one or more
12 significant effects of the project, but the project proponents decline to
13 adopt the mitigation measures or alternatives; or

14 (D) Mitigation measures or alternatives which are considerably different from
15 those analyzed in the previous EIR No. 319 would substantially reduce
16 one or more significant effects on the environment, but the project
17 proponents decline to adopt the mitigation measures or alternatives.

18 8. Based upon these findings, the Board of Supervisors hereby accepts the findings
19 of Addendum No. 2 and determines that no Subsequent or Supplemental
20 Environmental Impact Report is required or appropriate under Public Resources
21 Code section 21166 and State CEQA Guidelines sections 15162 and 15163, and
22 therefore that Addendum No. 2 is appropriate under section 15164 in order to
23 update EIR No. 319 and Addendum No. 1.

24 9. These factual findings are based upon EIR No. 319, Addendum No. 1 to EIR No.
25 319, Addendum No. 2 to the EIR No. 319, and the files and records maintained by
26 the Riverside County Planning Department with respect to this Project and the
27 original Specific Plan No. 246.

28 **BE IT FURTHER RESOLVED** by Board of Supervisors that:

- 1 1. The proposed amendment would be consistent with the intent, design and
- 2 mitigation approved for Specific Plan No. 246.
- 3 2. The proposed amendment would be consistent with the applicable policies of the
- 4 Comprehensive General Plan.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
6 considered Addendum No. 2, Addendum No. 1; and EIR No. 319 in evaluating the proposed
7 amendment, and that Addendum No. 2, Addendum No. 1, and EIR No. 319 are incorporated
8 herein by reference in their entirety.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **APPROVES** the
10 minor changes to Tentative Tract Map No. 33978 and No. 33977 and **APPROVES** Amendment
11 No. 3 to Specific Plan No. 246, on file with the Clerk of the Board, including the final conditions
12 of approval and exhibits, which is hereby adopted as the Amended Specific Plan of Land Use for
13 the real property described and shown in the plan, and said real property shall be developed
14 substantially in accordance with the plan as amended, unless the plan is repealed or further
15 amended by the Board.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment
17 No. 3 to Specific Plan No. 246 shall be placed on file in the Office of the Clerk of the Board, in
18 the Office of the Planning Director and in the Office of the Building and Safety Director, and
19 that no applications for subdivision maps, conditional use permits or other development
20 approvals shall be accepted for the real property described and shown in the plan, as amended,
21 unless such applications are substantially in accordance therewith.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
23 documents upon which this decision is based are the Clerk of the Board of Supervisors and the
24 County Planning Department and that such documents are located at 4080 Lemon Street,
25 Riverside, California.

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Agenda Item No.
Area Plan: Lakeview/Nuevo Area Plan
Supervisory District: Fifth
Project Planner: Ken Baez
Board of Supervisors: August 18, 2015

SPECIFIC PLAN NO. 246 Amendment No. 3
TENTATIVE TRACT MAP NO. 33977 MINOR
CHANGE NO.1
TENTATIVE TRACT MAP NO. 33978 MINOR
CHANGE NO.1
Applicant: Riverside County
Engineer/Rep.: R.B.F Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan Amendment No. 3 (SP 246A3) proposes to maintain the same project characteristics and land use plan as were included in Specific Plan Amendment No. 1 (SP 246A1), except for the removal of the transportation corridor route alternative that was considered in SP 246A1, known as the Southern Alignment of the Mid-County Parkway which bisects approximately 67 acres in the northern portion of the project site. The Specific Plan's proposed development concept is unchanged and retains the predominantly residential nature of the original specific plan that includes a maximum of 3,210 residential units to be developed on 575.1 acres, 57.2 acres for commercial retail, 43.5 acres for community parks, 61.4 for schools, 357.52 acres for open space, and a 1.2 acre proposed reservoir site.

Tentative Tract Map No. 33977 Minor Change No. 1 proposes to subdivide 127.73 gross acres into 340 residential lots and 14 open space lots, as before, but now also removes the references of the Mid County Parkway Overlay Condition from the exhibits and conditions of approval consistent with McCanna Hills Specific Plan.

Tentative Tract Map No. 33978 Minor Change No. 1 proposes to subdivide 51.15 acres into 139 residential lots and 7 open space lots, as before, but now also removes the references to the Mid County Parkway Overlay Condition from the exhibits and conditions of approval consistent with McCanna Hills Specific Plan.

Addendum to Environmental Impact Report No. 319 has been prepared in conformance with State CEQA Guidelines section 15164 in order to address very minor changes and additions to the Specific Plan, changes that do not meet the conditions described in State CEQA Guidelines section 15162 calling for the preparation of a subsequent or supplemental EIR or negative declaration to occur.

PROJECT LOCATION:

The project is located within the Lakeview/Nuevo Area Plan of Western Riverside County. More specifically, the project partially abuts the City of Perris to the north and to the west. The project is bounded by Ramona Expressway to the northeast, Walnut Avenue directly to the north, Orange Avenue and Dunlap Drive located to the west, Nuevo Road to the south, and the future alignment of Antelope Road to the east.

BACKGROUND:

SP 246 was originally called the Preissman Specific Plan, which was adopted on December 27, 1994. As originally approved, it was comprised of 1,108.60 acres with 671 acres devoted to residential development, 49 acres for commercial/mixed use, 43 acres of parkland, 20 acres of schools, 282.6 acres of natural open space, and 43 acres for project circulation and roadway's.

**SPECIFIC PLAN NO. 246 AMENDMENT NO.3
TENTATIVE TRACT MAP NO. 33977 MINOR CHANGE NO.1
TENTATIVE TRACT MAP NO. 33978 MINOR CHANGE NO.1
Board of Supervisors: August 18, 2015
Page 2 of 7**

In April 2005 the County of Riverside Board of Supervisors adopted Amendment No. 1 (SP 246A1) to Specific Plan 246, which was also given the new name of the McCanna Hills Specific Plan. This amendment, reduced the amount of residential acreage from 671 to 575.10, increased the amount of commercial/mixed use acreage from 49 to 57.2, increased the amount of active parkland from 43 to 43.5, and more than tripled the amount of acreage dedicated for school use from 20 to 61.4. The amendment also increased the amount of passive open space from 282.6 acres to 357.52 acres, while also adding a 1.2-acre reservoir site located in the northeast portion of the project area. In addition, Addendum No.1 to EIR No. 319 was approved by the County in compliance with CEQA in conjunction with SP 246A1 at the same time.

A proposed SP 246A2 was filed in 2007, but was then withdrawn and no new approvals were made in conjunction with the Specific Plan at that time.

ISSUES OF POTENTIAL CONCERN:

Issues of potential concern relative to the proposed project are:

The proposed project is designed to conform to the terms and conditions of a Settlement Agreement dated October 3, 2014 among McCanna Hills, LLC; Riverside County Transportation Commission (RCTC); and the County of Riverside, in settlement of *McCanna Hills v. County of Riverside*, Case No. RIC 1104363. *McCanna Hills v. County of Riverside* challenged an Overlay Condition alternative reserving a transportation corridor for the Mid-County Parkway across a portion of the McCanna Hills Specific Plan site. The Overlay Condition covers the area within Specific Plan No. 246 Amendment No. 1, specifically within Planning Areas 2B, 3B, 4, 5B, 27B, 28B, and portions of Planning Areas 20 and 21 located in the northern part of the McCanna Hills Specific Plan 246, which potentially reserved that corridor for the potential future Mid-County Parkway Southerly Alignment alternative. The Superior Court determined that the Overlay Condition had been essentially extinguished when RCTC issued a "Notice of Public Agency's Decision Not to Acquire." In the Settlement Agreement, the parties agreed that this extinguished Overlay Condition could be removed from McCanna Hills Specific Plan, Tentative Tract Map No. 33978 and Tentative Tract Map No. 33977 upon application to the County for a Specific Plan Amendment and tentative map amendments.

More specifically condition 50.TRANS.8 from TR33977, condition 50.TRANS.6 from TR33978 and conditions 30.TRANS.3 for the Specific Plan were removed. Condition 30.TRANS.4 was modified to remove the references to the Parkway. The Specific Plan and maps also were revised to remove notes and references to the Parkway. Lastly, there were several conditions of approval on all three cases that were edited or removed because they were no longer applicable to the project. Many of these include programs that were proposed at the time the projects were originally approved but were never actually created.

1. Existing Land Use (Ex. #1): Formerly dry farmed, currently vacant land with two existing school sites located near Walnut Avenue to the north.
2. Surrounding Land Use (Ex. #1): Single family residential to the west, vacant land and single family residential to the south, vacant land to the east and Lake Perris State Recreation Area and the Ramona Expressway to the north.

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|--|---|
| 3. Existing Zoning (Ex. #2): | S-P Zone (SP No. 246 Amendment No. 1) |
| 4. Surrounding Zoning (Ex. #2): | Open space areas of the Preissman Specific Plan and the Lake Perris State Recreation Area are located to the north. S-P Zone (SP No. 246 and 239) is located to the east. Rural Residential (R-R) and the City of Perris are located to the west. Rural Residential (R-R) is located to the south |
| 5. General Plan Designation (Ex. # 5): | Medium Density Residential, Medium High Density Residential, Very High Density Residential, Community Center, Rural Residential, Open Space-Rural and Recreation as designated on the Lakeview/Nuevo Area Plan, which are all part of the Specific Plan No. 246. |
| 6. Project Data: | Total Acreage: 1,147.60
Total Proposed Lots: 3,210
Commercial: 57.20 Acres
Open Space: 357.52 Acres
Parkland: 43.50 Acres
Overall project density: 2.8 d.u./ac
Schedule: A |
| 7. Environmental Concerns: | Refer to the Environmental Assessment No. 42820 and Addendum Document for Environmental Impact Report No. 319. |

RECOMMENDATIONS:

CONSIDER ADDENDUM NO. 2 TO ENVIRONMENTAL IMPACT REPORT NO. 319, based on the findings incorporated in the initial study and Addendum No. 2 concluding that the project will not trigger any aspect of CEQA Guidelines section 15164 and will not have a significant effect on the environment beyond those impacts identified in previously certified EIR No. 319; and,

APPROVE SPECIFIC PLAN 246, AMENDMENT NO.3 subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE TRACT MAP NO. 33977 MINOR CHANGE NO. 1 AND TENTATIVE TRACT MAP NO. 33978 MINOR CHANGE NO. 1 subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report; and,

ADOPT RESOLUTION 2015-185 RECOMMENDING ADOPTION of Specific Plan No. 246 Amendment No.3 to the Board of Supervisors based on the findings and conclusions incorporated in the staff report.

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

SPECIFIC PLAN NO. 246 AMENDMENT NO.3
TENTATIVE TRACT MAP NO. 33977 MINOR CHANGE NO.1
TENTATIVE TRACT MAP NO. 33978 MINOR CHANGE NO.1
Board of Supervisors: August 18, 2015
Page 4 of 7

1. The land use on the subject site is currently vacant, with the exception of two school sites under the jurisdiction of the Val Verde School District, which are located near Walnut Avenue to the north.
2. The current land uses on surrounding parcels are vacant land to the east, single-family residences to the west, vacant land and single-family residences to the south, vacant land, Ramona Expressway, and existing state recreation areas to the north
3. The current zoning on the subject site is SP (CZ 6981).
4. Surrounding zones include open space areas of the Specific Plan and the Lake Perris State Recreation Area are located to the north. SP Zone (SP No. 246 and 239) is located to the east. Rural Residential (R-R) and the City of Perris are located to the west, Rural Residential (R-R) is located to the north.
5. The intent of the changes to the Specific Plan 246 Amendment No. 1 and Tentative Tract Maps 33977 and 33978 are to remove the Overlay conditions of approval that would have reserved 67 acres in the northern portion of the project area that was considered as the potential Mid County Parkway Southern Alignment for the Riverside County Transportation Commission that has not yet been finalized.
6. The General Plan designations for the site, are reflected on the Land Use Plan for the Specific Plan and include Medium Density Residential, Medium High Density Residential, Very High Density Residential, Community Center, Rural Residential, Open Space-Rural and Recreation.
7. The project proposes a Specific Plan Amendment that would continue to permit medium and medium high residential uses within the two areas designated as Community Center (as it did in the first Amendment). These Community Center designations would accommodate village center type development, which includes pedestrian oriented "downtowns." The Specific Plan will provide the direction and standards for future development of the areas identified as Community Center and although General Plan policies encourage adherence to the policies listed in the Community Center Area Plan Land Use Designation.
8. Surrounding properties are designated as Medium Density Residential (2-5 d.u./ac) to the north, south, east, and west, Low Density Residential (2 d.u./ac) to the northwest, and Commercial Retail (CR) to the southwest.
9. A portion of this project is located within a Criteria Area Unit of the Multi-Species Habitat Conservation Plan (MSHCP). The RCA/HANS review and conditions of approval on previous projects within the Specific Plan ensure that the project will not affect the Western Riverside County adopted MSHCP.
 - a. Previous projects within the Specific Plan contribute to the Cell/Cell Group conservation goals.
 - b. The previous approvals within the project identified and required contribution of 8.0 acres of land to Conservation would fulfill the project requirements of the MSHCP. The development

as proposed fulfills the objectives for Proposed Extension of Existing Core 4 and is consistent with Reserve Assembly provisions of the WRMSHCP.

10. The project has been submitted to the Riverside County Airport Land Use Commission for review and has been found consistent with the Comprehensive Land Use Plan (CLUP) for March Air Reserve Base.
11. Addendum 2 to Environmental Impact Report (EIR) No. 319 was prepared as required by the California Environmental Quality Act (CEQA). As defined in CEQA Guidelines section 15164, the guidelines allow for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. Preparation of an Addendum can occur in cases where changes or additions create no new significant environmental impacts and the proposed project does not meet any of the conditions outlined in section 15162 of the CEQA Guidelines.

As provided in the attached Environmental Assessment (EA) No. 42820, the proposed Project will not result in any new significant environmental impacts not identified in the previously certified Environmental Impact Report (EIR) 319. The proposed Project will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 319, no considerably different mitigation measures have been identified and not mitigation measures found infeasible have become feasible because of the following:

- The project proposes to remove any reference to the Mid-County Parkway from Specific Plan No. 246 and TR33977 and TR33978 (using an Amendment to the SP and Minor Changes to the two maps). The removal of the alignment will not affect the maximum residential density as proposed in the Specific Plan and will not increase the environmental impact beyond or create new significant environmental impacts that were disclosed in Final EIR 319 and first addendum.
- The proposed removal of the alignment of the Mid County Parkway will not alter or impact any environmental effects to natural land resources, including biological resources and hydrology/water quality, will certainly be no greater than the effects previously disclosed in the Final EIR.
- The first addendum to the EIR analyzed the future alignment of the parkway as well as the possibility of home and infrastructure construction within the alignment. Thus, the proposed project does not identify any operational or construction characteristics that are significantly different than those identified within the Final EIR.

CONCLUSIONS:

1. The proposed project is consistent with the SP zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
2. The proposed project is in conformance with all elements of the Riverside County General Plan.

**SPECIFIC PLAN NO. 246 AMENDMENT NO.3
TENTATIVE TRACT MAP NO. 33977 MINOR CHANGE NO.1
TENTATIVE TRACT MAP NO. 33978 MINOR CHANGE NO.1
Board of Supervisors: August 18, 2015
Page 6 of 7**

3. The project requires some necessary changes and additions, but none which meet the conditions described in Section 15162 calling for preparation of a subsequent EIR.
4. The project will not result in any significant impacts on the environment.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
6. The public's health, safety and general welfare are protected through project design.
7. The proposed project is compatible with Countywide Design Standards and Guidelines adopted January 13, 2004.
8. The proposed project is compatible with the present and future logical development of the area.
9. The proposed tentative tract map is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
10. The project is consistent with the Comprehensive Land Use Plan (CLUP) for March Air Reserve Base.

INFORMATIONAL ITEMS:

1. The project site is not located within:
 - a. an Alquist-Priolo earthquake fault hazard study zone;
 - b. a potential area for Quino checkerspot butterfly habitat;
 - c. a Redevelopment area;
 - e. an area of potential liquefaction;
 - f. a city sphere of influence;
 - g. a dam inundation area; or
 - h. a General Plan hazardous fire area.
2. The project site is located within:
 - a. an area of rock fall hazard and slope instability;
 - b. a 100 year flood plain and an area drainage plan;
 - c. the Val Verde Unifies School District and the Nuview Unified School District;
 - d. the Preissman Specific Plan No. 246;
 - e. a County Service Area No. 146;
 - f. a Stephen's kangaroo rat fee area;
 - g. a Mt. Palomar lighting regulation zone (Zone B – 35.35 miles);
 - h. the Lakeview/Nuevo Area Plan;
 - i. the March Air Reserve Base Influence Area;
 - j. a WRMSHCP Criteria Area Unit; and
 - k. a WRMSHCP fee area.

SPECIFIC PLAN NO. 246 AMENDMENT NO.3
TENTATIVE TRACT MAP NO. 33977 MINOR CHANGE NO.1
TENTATIVE TRACT MAP NO. 33978 MINOR CHANGE NO.1
Board of Supervisors: August 18, 2015
Page 7 of 7

3. The subject site is currently designated as Assessor's Parcel Numbers: 307-240-041, 307-050-002, 307-050-001, 307-040-011, 307-040-008, 307-230-018, 307-250-051, 307-250-050, 307-240-031, 307-240-029, 307-230-017, 307-230-003, 307-060-007, 307-060-006, 307-060-005, 307-060-003, 307-050-001, 307-030-003, 307-030-002, 307-030-001.

Y:\TM2\ADAM R\SP246A1\SP246A1.PM32438SR_04.11.2005.doc
Date Prepared: 4/11/05
Date Revised: 8/6/15

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42820

Project Case Type (s) and Number(s): Specific Plan 246, Amendments 3, Tentative Tract Map No. 33977 M1, and Tentative Tract Map No. 33978M1

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Ken Baez

Telephone Number: 951-955-2009

Applicant's Name: County of Riverside

Applicant's Address: 4080 Lemon Street

I. PROJECT INFORMATION

- A. Project Description:** Specific Plan Amendment No. 3 (SP 246A3) proposes to maintain the same project characteristics and land use plan as were included in Specific Plan Amendment No. 1 (SP 246A1), except for the removal of the transportation corridor route alternative that was considered in SP 246A1, known as the Southern Alignment of the Mid-County Parkway which bisects approximately 67 acres in the northern portion of the project site. The Specific Plan's proposed development concept is unchanged and retains the predominantly residential nature of the original specific plan that includes a maximum of 3,210 residential units to be developed on 575.1 acres, 57.2 acres for commercial retail, 43.5 acres for community parks, 61.4 for schools, 357.52 acres for open space, and a 1.2 acre proposed reservoir site.

Tentative Tract Map No. 33977 Minor Change No. 1 proposes to subdivide 127.73 gross acres into 340 residential lots and 14 open space lots, as before, but now also removes the references of the Mid County Parkway Overlay Condition from the exhibits and conditions of approval consistent with McCanna Hills Specific Plan.

Tentative Tract Map No. 33978 Minor Change No. 1 proposes to subdivide 51.15 acres into 139 residential lots and 7 open space lots, as before, but now also removes the references to the Mid County Parkway Overlay Condition from the exhibits and conditions of approval consistent with McCanna Hills Specific Plan.

- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

- C. Total Project Area:** 1,108.6 acres

Residential Acres: 575.1

Max Units: 3,210

Projected No. of Residents: 9,630

Commercial Acres: 57.2

- D. Assessor's Parcel No(s):** 307-030-001, 307-030-002, 307-030-003, 307-040-008, 307-040-011, 307-050-001, 307-050-002, 307-060-001, 307-060-003, 307-060-005, 307-060-006, 307-060-007, 307-230-003, 307-230-017, 307-230-018, 307-240-029, 307-240-031, 307-240-057, 307-240-041, 307-250-050, 307-250-051

- E. Street References:** Interstate 215 provides north-south regional access to the project site, while Ramona Expressway and Nuevo Road provide regional access in an east-west fashion. Access to the project site is obtained via Foothill Avenue, Nuevo Road, or Walnut Avenue

F. Section, Township & Range Description or reference/attach a Legal Description: The McCanna Hills Specific Plan Amendment project site is located south of Lake Perris, within the Lakeview Nuevo area of western Riverside County. Figure 2-1, Regional Location, renders the project's location within the greater region. Consisting of 942.3 acres total, the site is located in Sections 14, 15, 22 and 23 of Township 4 South, Range 3 West, San Bernardino Base and Meridian.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site lies east of Interstate 215 and south of the 60 Freeway. Nearby surface streets include Ramona Expressway to the north, Perris Boulevard to the west, Nuevo Road to the south, and Lakeview Avenue to the east of the project site. The project site abuts the city limits of Perris to the northwest, vacant land to the north, adopted Specific Plan 239 to the east, rural residential uses and vacant land to the south and west, and adopted Specific Plan 251 to the southwest. Lake Perris, the San Jacinto River, and March Air Reserve Base are nearby landmarks within western Riverside County.

The project site is largely vacant, characterized by rocky knolls covered with native vegetation and surrounded by cultivated farmland. Two types of wildlife habitat can be found on the site: natural sage-scrub and rock outcrops and boulders. In 1992, three plant communities were identified on the proposed project site: coastal sage scrub vegetation, annual grassland, and cultivated fields.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed change to the previously approved entitlements are consistent with the Land Use element as it is not changing any aspect of the Land Use Element.
- 2. Circulation:** The proposed change to the previously approved entitlements are consistent with the circulation element. The project proposes to remove any reference to the Mid County Parkway; however, the parkway was not an approved project and thus the removal of the references and requirements for dedication remain consistent with the circulation plan.
- 3. Multipurpose Open Space:** The proposed change to the previously approved entitlements are consistent with the Open Space element as it is not changing any aspect of the Open Space Element.
- 4. Safety:** The proposed change to the previously approved entitlements are consistent with the Safety element as it is not changing any aspect of the Safety Element.
- 5. Noise:** The proposed change to the previously approved entitlements are consistent with the Noise element as it is not changing any aspect of the Noise Element.
- 6. Housing:** The proposed change to the previously approved entitlements are consistent with the Housing element as it is not changing any aspect of the Housing Element.
- 7. Air Quality:** The proposed change to the previously approved entitlements are consistent with the Air Quality element as it is not changing any aspect of the Air Quality Element.

B. General Plan Area Plan(s): Lakeview/Nuevo

C. **Foundation Component(s):** Community Development

D. **Land Use Designation(s):** Public Facilities, Medium Residential, Very High Density Residential, Commercial Retail, Conservation Open Space-Recreation as reflected by the Land Use Plan for the Specific Plan.

E. **Overlay(s), if any:** Community Center

F. **Policy Area(s), if any:** None

G. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** SP246A1

H. **Existing Zoning:** Specific Plan

I. **Proposed Zoning, if any:**

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED


- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the

proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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


Signature

8/3/15
Date

Matt Straite
Printed Name

For Steve Weiss AICP, Director

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. ENVIRONMENTAL ANALYSIS

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15162 and 15163, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, to determine whether a Negative Declaration, Mitigated Negative Declaration, Addendum to the Specific Plan EIR or a Supplemental Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to provide a basis of information and analysis to determine the appropriate environmental document to prepare for the McCanna Hills Specific Plan. According to Section 15162 below and the analysis included in the document, the most appropriate environmental document is an Addendum. Section 15162 provides:

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project will not result in any new significant environmental impacts not identified in the previously certified Environmental Impact Report (EIR) 319 or Addendum No. 1. The project is proposing to eliminate potential requirements for land dedication related to a potential future highway called the Mid County Parkway (MCP). The First Amendment and the maps studied a design with and without the MCP. Therefore, the proposed Project (removing the references to the MCP only) will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 319, no considerably different mitigation measures have been identified and not mitigation measures found infeasible have become feasible because of the following:

- The project proposes changes to the Specific Plan and the two Tentative Maps to remove any reference to the Mid-County Parkway from Specific Plan No. 246 and TR33977 and TR33978 (using an Amendment to the SP and Minor Changes to the two maps).
- The project was previously analyzed with *and* without the MCP; therefore, a full CEQA study was done assuming there would be no MCP and was fully analyzed in the EIR and the Addendum to the EIR. The new proposed project, proposing a removal of the MCP, is consistent with the previous CEQA analysis because that analysis studied both possible designs, with and without the alignment.
- The current proposed project, removal of a potential requirement for land dedication, will not result on any physical changes to the environment.
- The removal of the alignment will not affect the maximum residential density as proposed in the Specific Plan.
- The removal of the alignment will not increase the environmental impact beyond or create new significant environmental impacts that were disclosed in Final EIR 319 and first addendum.
- The proposed removal of the alignment will not alter, increase or impact any environmental effects to natural land resources, including biological resources and hydrology/water quality, will certainly be no greater than the effects previously disclosed in the Final EIR because the change is not proposing any changes that were not previously analyzed.
- The first addendum to the EIR analyzed the future alignment of the parkway as well as the possibility of home and infrastructure construction within the alignment. Thus, the proposed project does not identify any operational or construction characteristics that are significantly different than those identified within the Final EIR.
- No new mitigation measures are proposed beyond those included in the EIR and/or the first addendum to the EIR.

VI. EARLIER ANALYSES

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier analyses may be used where, pursuant to a program EIR, tiering, or another CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used:

Riverside County Integrated Project (RCIP)
 Riverside County Integrated Waste Management Plan
 US Soil Conservation Service, USDA, Soil Survey of Western Riverside County, California, 1971.
 EIR-319
 Addendum No. 1 to EIR319
 Lakeview/Nuevo Area Plan

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

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

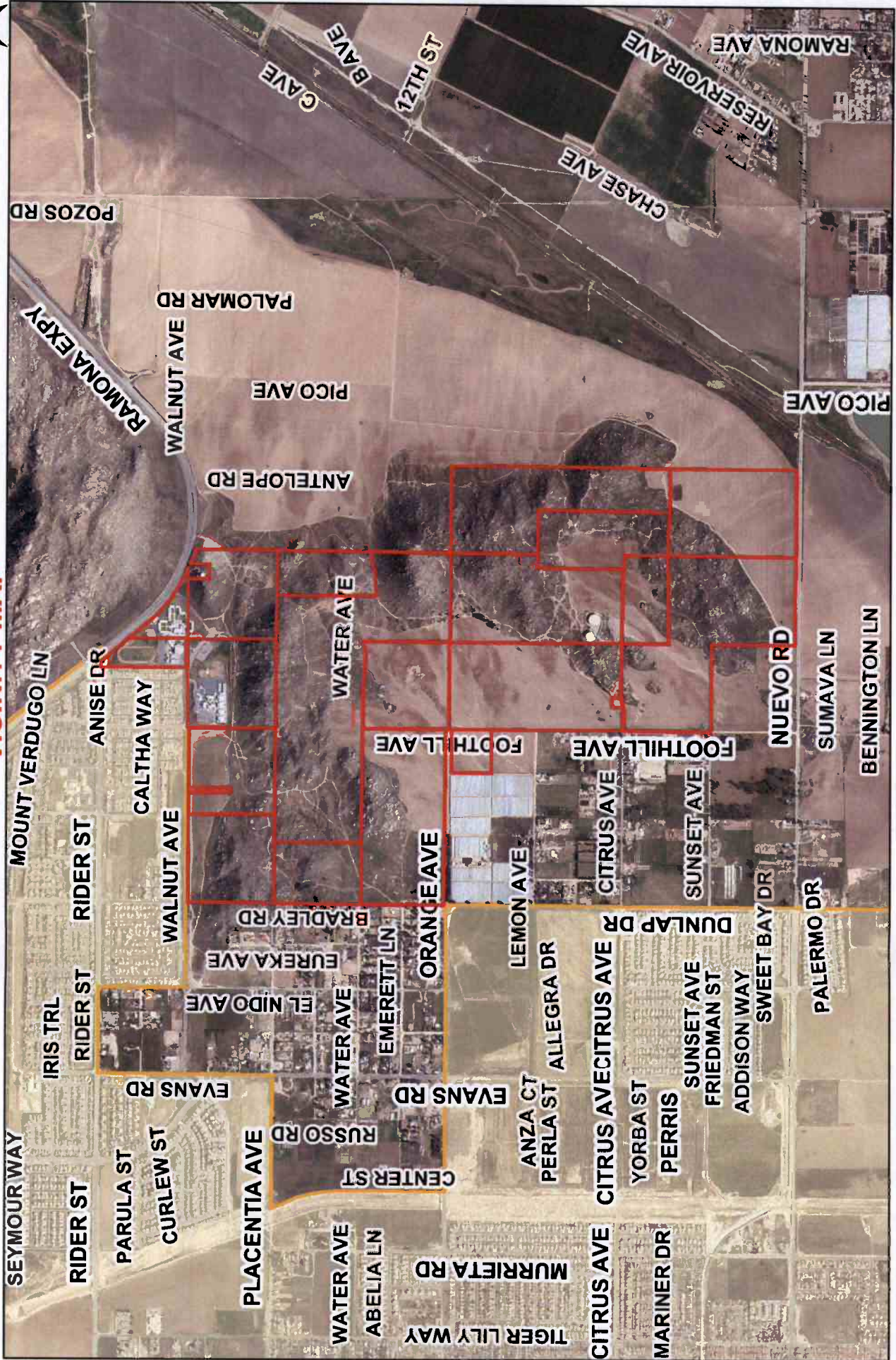
Revised: 8/6/2015 8:56 AM
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RIVERSIDE COUNTY PLANNING DEPARTMENT

SP246A3, TR33977M1, TR33978M1

VICINITY MAP

Supervisor Ashley
District 5



0 1,000 2,000 4,000 Feet
 1 inch = 2,000 feet
 Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP - Blythe)
 Printed by Instraite on 8/9/2015

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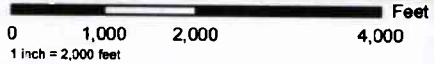
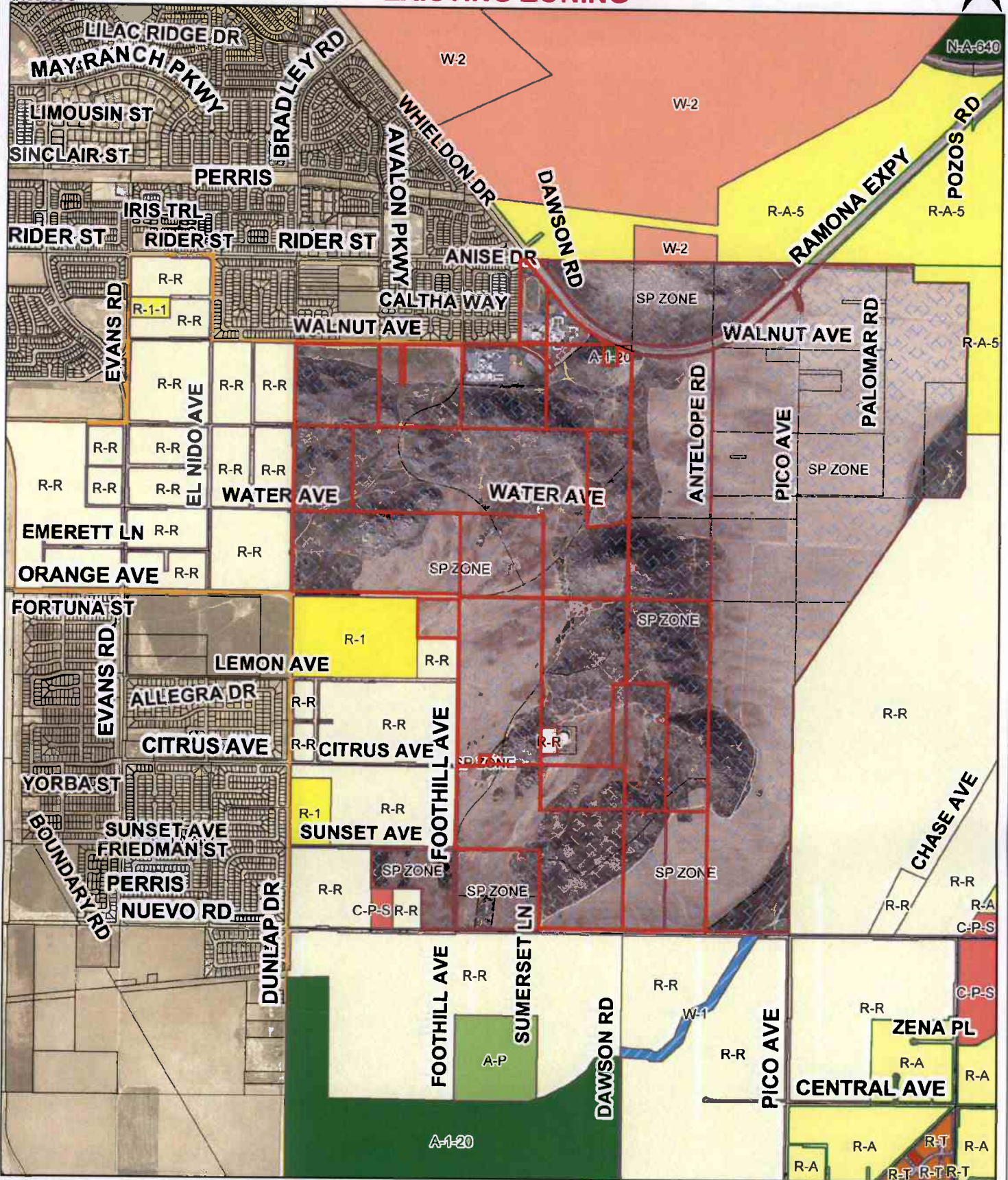
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP246A3, TR33977M1, TR33978M1

EXISTING ZONING



Supervisor Ashley
District 5



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
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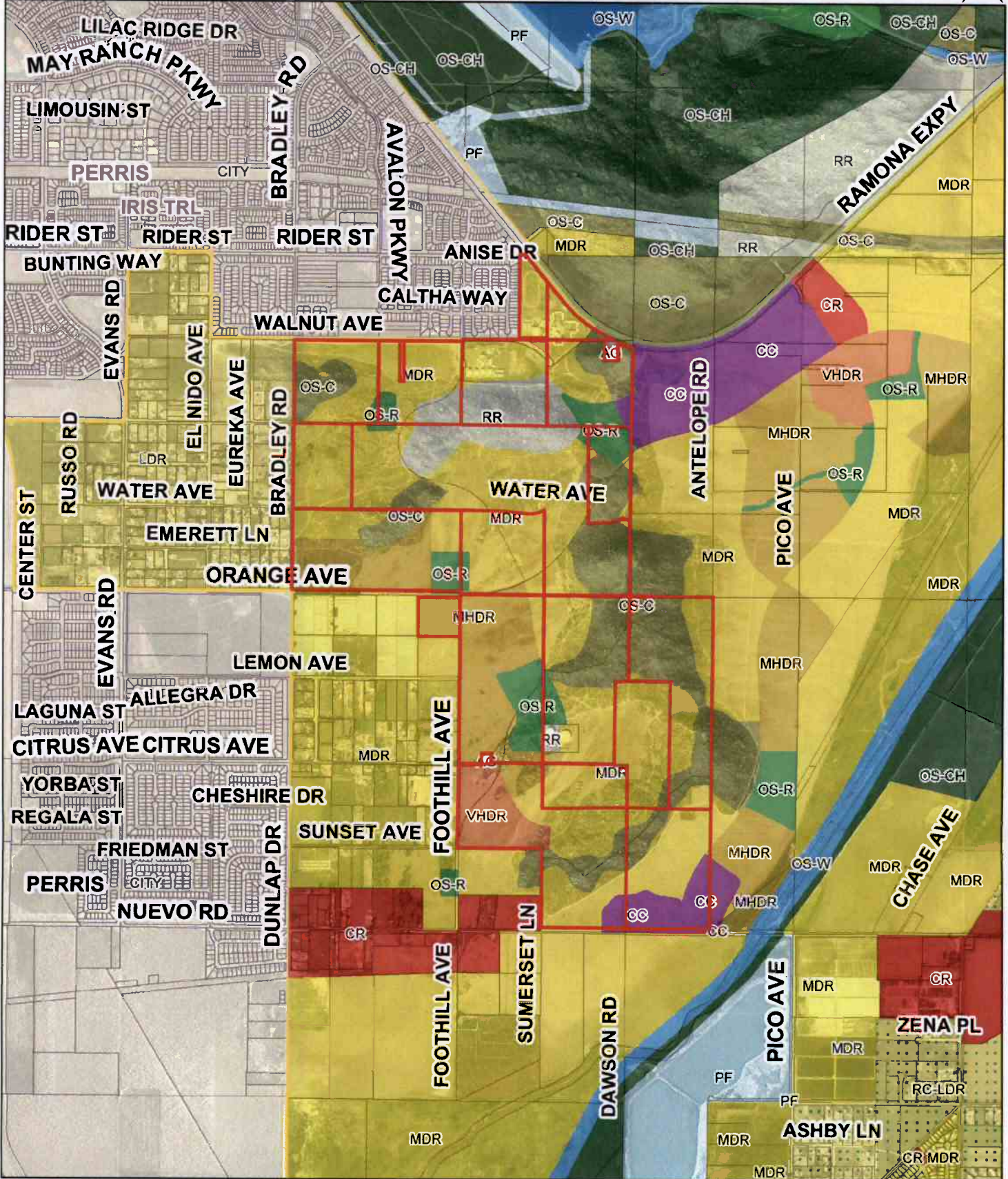


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RIVERSIDE COUNTY PLANNING DEPARTMENT SP246A3, TR33977M1, TR33978M1 GENERAL PLAN LAND USE



Supervisor Ashley
District 5



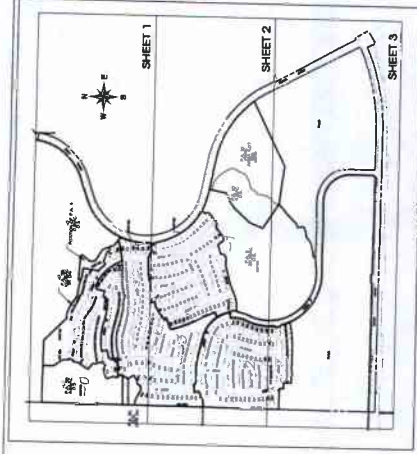
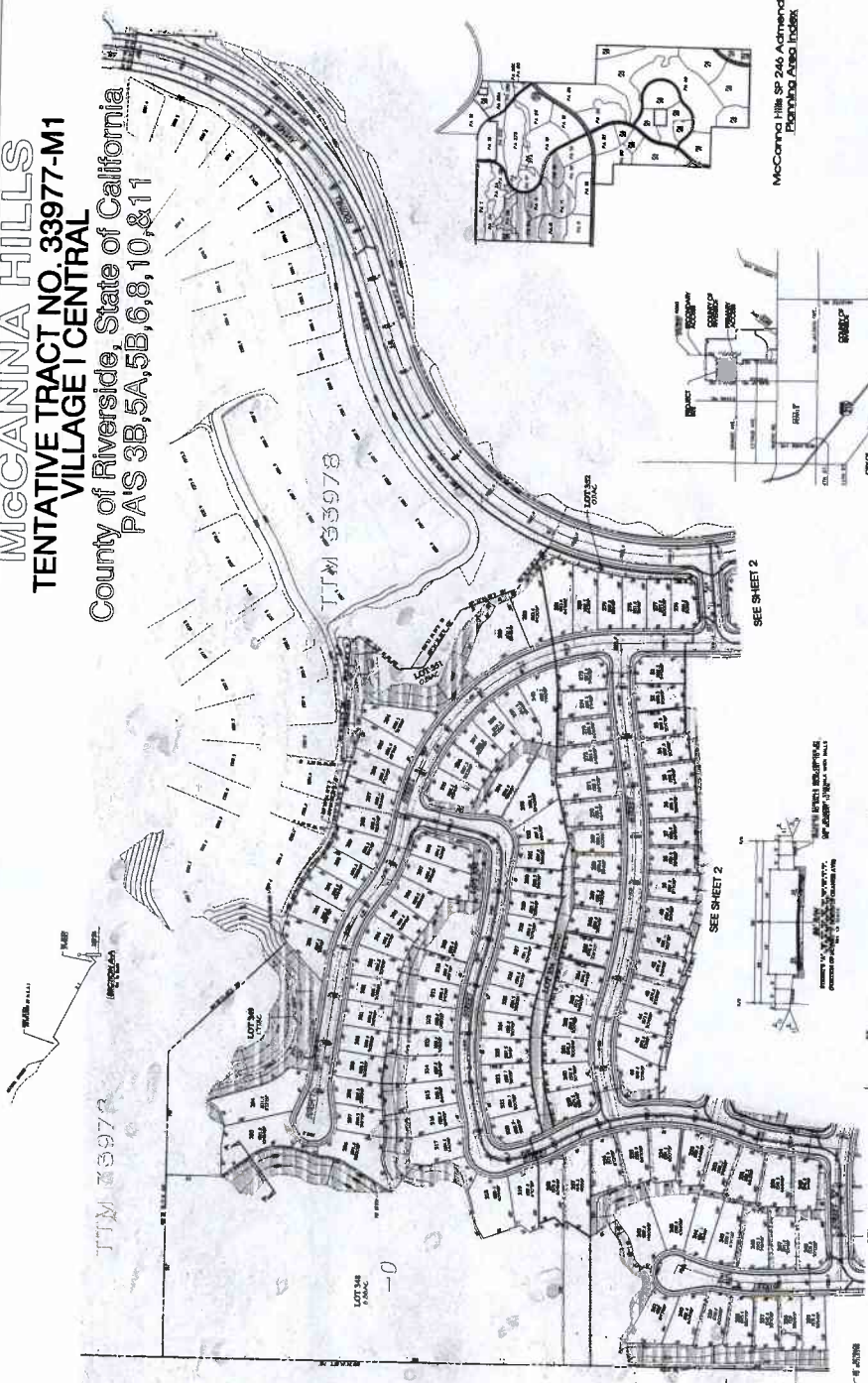
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1 inch = 2,000 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraite on 8/6/2015



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MCCANNA HILLS
TENTATIVE TRACT NO. 33977-M1
VILLAGE I CENTRAL
 County of Riverside, State of California
 P.A.'S 3B, 5A, 5B, 6, 8, 10, & 11



INDEX MAP

PHASE	LOT NUMBER	DU/TM
1	1-24	10/11
2	25-30	10/11
3	31-36	10/11
4	37-42	10/11
5	43-48	10/11
TOTAL		50

P.A.	MIN. LOT AREA	LOT NUMBER	DU/TM	DU/SP	AC/TM/AC/SP
3B	4,000 S.F.	1-24	10/11	10/11	24.00
5A	4,000 S.F.	25-30	10/11	10/11	24.00
5B	4,000 S.F.	31-36	10/11	10/11	24.00
6	4,000 S.F.	37-42	10/11	10/11	24.00
8	4,000 S.F.	43-48	10/11	10/11	24.00
TOTAL		50	50	50	24.00

GENERAL INFORMATION

PHASE	P.A.	LOT DESCRIPTION	LOT NUMBER	AC/TM	AC/SP
1	3B	RESID. SINGLE	1-24	6.00	6.00
2	5A	RESID. SINGLE	25-30	6.00	6.00
3	5B	RESID. SINGLE	31-36	6.00	6.00
4	6	RESID. SINGLE	37-42	6.00	6.00
5	8	RESID. SINGLE	43-48	6.00	6.00
TOTAL			50	30.00	30.00

Legend

- 1. ALL LOTS ARE TO BE DEVELOPED.
- 2. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 4,000 S.F. OF LOT AREA.
- 3. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10,000 S.F. OF LOT AREA.
- 4. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 20,000 S.F. OF LOT AREA.
- 5. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 40,000 S.F. OF LOT AREA.
- 6. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 80,000 S.F. OF LOT AREA.
- 7. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 160,000 S.F. OF LOT AREA.
- 8. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 320,000 S.F. OF LOT AREA.
- 9. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 640,000 S.F. OF LOT AREA.
- 10. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 1,280,000 S.F. OF LOT AREA.

Legal Description

PROJECT AREA
 TENTATIVE TRACT MAP NO. 33977
 COUNTY OF RIVERSIDE

McCanna Hills SP 246 Amendment 2
 Planning Code Index

ENGINEER'S STATEMENT
 RBF CONSULTING

PROJECT AREA
 TENTATIVE TRACT MAP NO. 33977
 COUNTY OF RIVERSIDE

McCanna Hills SP 246 Amendment 2
 Planning Code Index

ENGINEER'S STATEMENT
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ENGINEER'S STATEMENT
 RBF CONSULTING

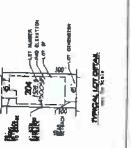
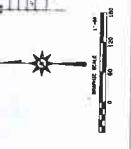
PROJECT AREA
 TENTATIVE TRACT MAP NO. 33977
 COUNTY OF RIVERSIDE

McCanna Hills SP 246 Amendment 2
 Planning Code Index

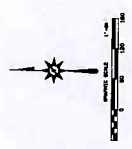
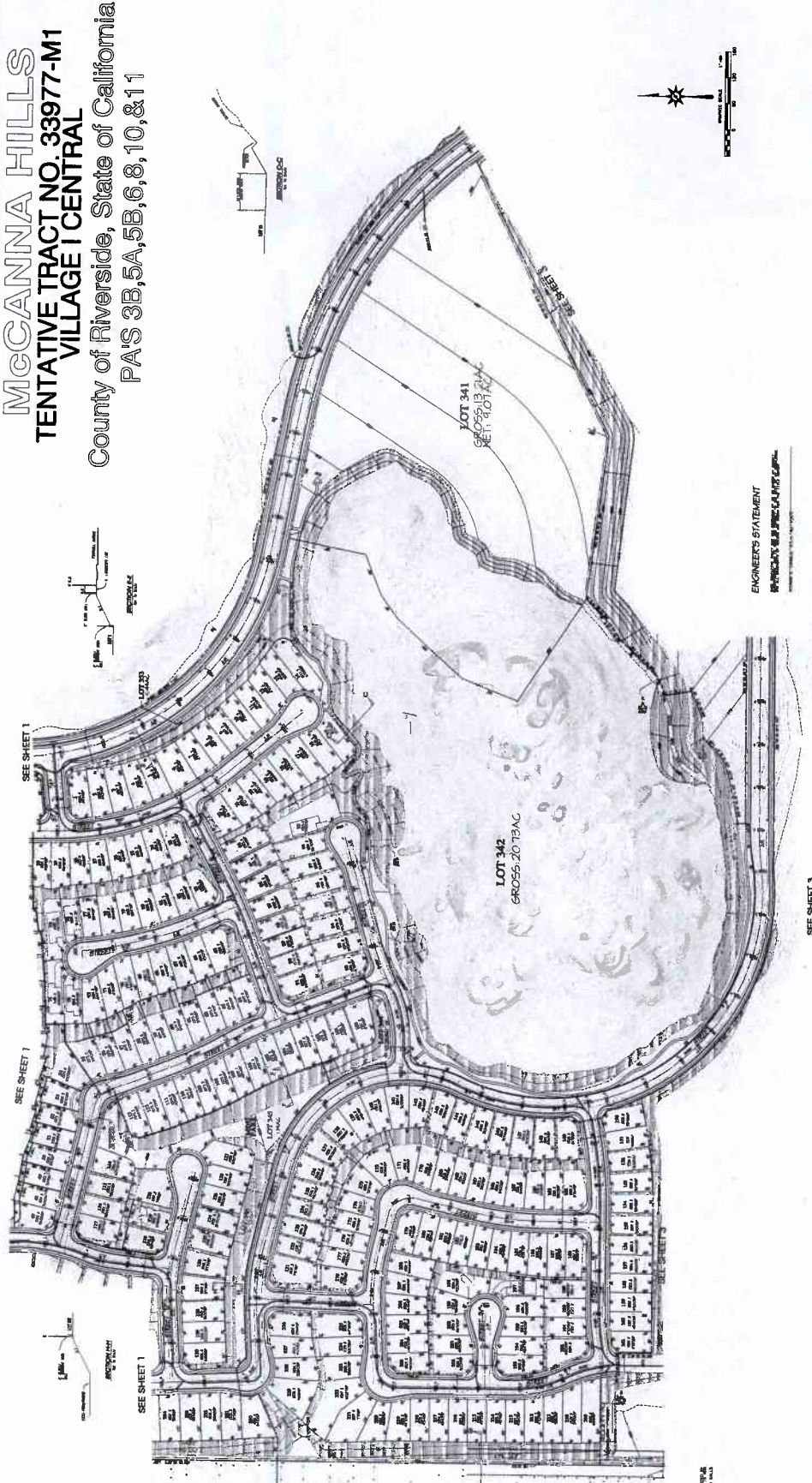
CASE: TR33977M1
DATE: 8/05/15
PLANNER: K. BAEZ



Typical Street Sections



MCCANNA HILLS
TENTATIVE TRACT NO. 33977-M1
VILLAGE I CENTRAL
 County of Riverside, State of California
 P.A.S 3B,5A,5B,6,8,10,&11

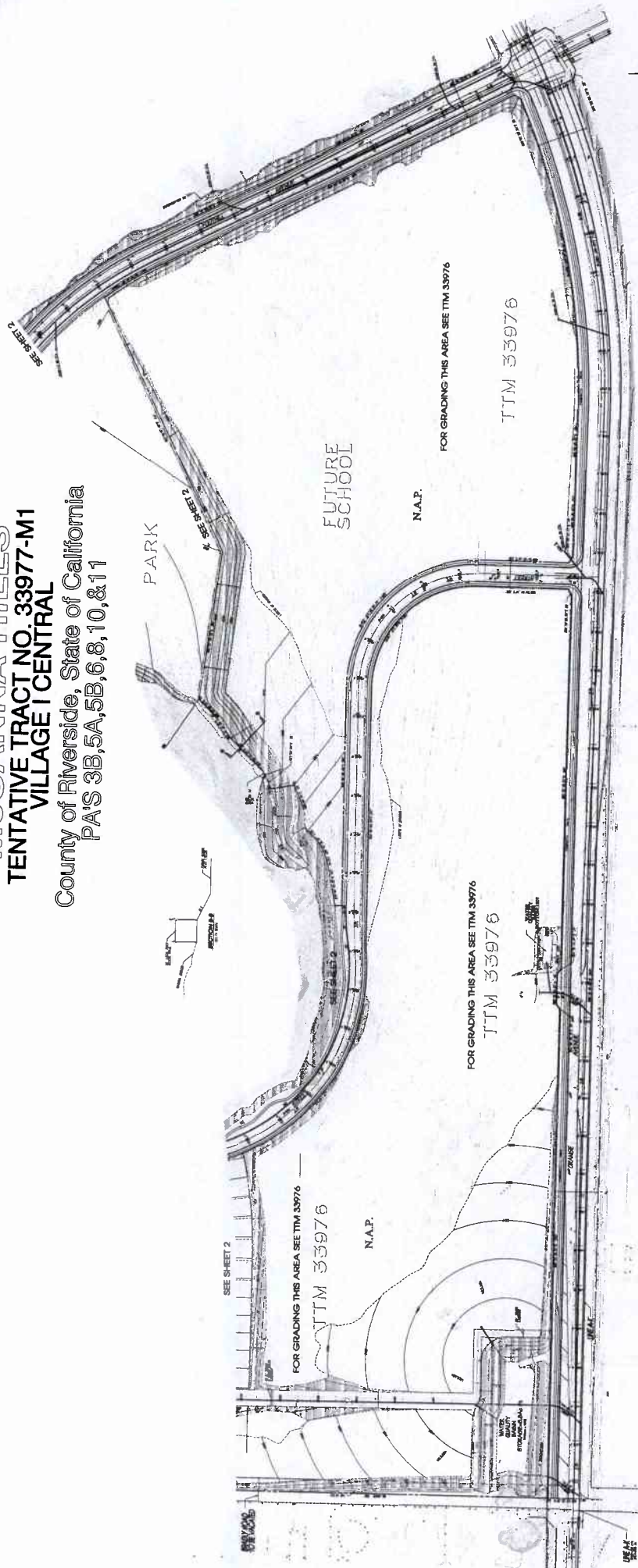


ENGINEER'S STATEMENT
 RBF CONSULTING

<p>RBF CONSULTING 1000 S. GARDEN ST. SUITE 200 ANAHEIM, CA 92805 TEL: 714.944.8800 FAX: 714.944.8801 WWW.RBFCONSULTING.COM</p>	<p>PLANNING & DESIGN & CONSTRUCTION 1000 S. GARDEN ST. SUITE 200 ANAHEIM, CA 92805 TEL: 714.944.8800 FAX: 714.944.8801 WWW.RBFCONSULTING.COM</p>	<p>MCCANNA HILLS LLC 1000 S. GARDEN ST. SUITE 200 ANAHEIM, CA 92805 TEL: 714.944.8800 FAX: 714.944.8801 WWW.RBFCONSULTING.COM</p>	<p>MCCANNA HILLS TENTATIVE TRACT MAP NO. 33977 VILLAGE I CENTRAL County of Riverside</p>
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Typical Street Sections

MCCANNA HILLS
TENTATIVE TRACT NO. 33977-M1
VILLAGE I CENTRAL
 County of Riverside, State of California
 PA'S 3B,5A,5B,6,8,10,&11



ENGINEER'S STATEMENT
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



NO.	REVISION	DATE	BY	CHKD.

Typical Street Sections



MCCANNA HILLS
 TENTATIVE TRACT MAP NO. 33977
 COUNTY OF RIVERSIDE

MCCANNA HILLS, LLC
 1000 N. GARDEN ST.
 ANAHEIM, CA 92810
 (714) 771-0000

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - HOLD HARMLESS

RECOMMND

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

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

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

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

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

10. EVERY. 2 SP - SP Document

RECOMMND

Specific Plan No. 246A3 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution 2.

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

10. GENERAL CONDITIONS

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

Conditions of Approval. 3. Specific Plan Zoning Ordinance Text. 4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats. 5. Specific Plan text. 6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Addendum to the Environmental Impact Report No. 319 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M). 2. Initial Study 3. Technical Appendices 4. CEQA Conclusions and Findings pursuant to Section 15164 If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 3 SPA - Amendment Description RECOMMND

Specific Plan Amendment No. 3 (SP 246A3) proposes to maintain the same project characteristics and land use plan as were included in Specific Plan Amendment No. 1 (SP 246A1), except for the removal of the transportation corridor route alternative that was considered in SP 246A1, known as the Southern Alignment of the Mid-County Parkway which bisects approximately 67 acres in the northern portion of the project site. The Specific Plan's proposed development concept is unchanged and retains the predominantly residential nature of the original specific plan that includes a maximum of 3,210 residential units to be developed on 575.1 acres, 57.2 acres for commercial retail, 43.5 acres for community parks, 61.4 for schools, 357.52 acres for open space, and a 1.2 acre proposed reservoir site.

10. EVERY. 4 SPA - Replace all previous RECOMMND

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

10. GENERAL CONDITIONS

10. EVERY. 4 SPA - Replace all previous (cont.) RECOMMND
conditions:

10. EVERY. 5 SP - Definitions RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 246A3 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 246, Amendment No.3

10. EVERY. 6 SP - ORDINANCE REQUIREMENTS RECOMMND

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

10. EVERY. 7 SP - LIMITS OF SP DOCUMENT RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

10. EVERY. 8 SBA - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown with the SPECIFIC PLAN Land Use Exhibit and the SPECIFIC PLAN Final Document

BS GRADE DEPARTMENT

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

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

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

All grading shall be performed in accordance with the recommendations of the included -County approved-

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

10. GENERAL CONDITIONS

10.BS GRADE. 2 SP-GSP-2 GEO/SOIL TO BE OBEYED (cont.) RECOMMND
geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT RECOMMND
Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 4 SP-NO GRADING & SUBDIVIDING RECOMMND
If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - CONDITIONS RECOMMND
Consideration shall be given to the use of reclaimed water for green space irrigation. Water sewer lines shall be installed in accordance with Riverside County Department of Environmental Health requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT RECOMMND
The topography of the plan area consists of rocky hills and broad sloping "coves" below the hills. The hilltops are proposed to be preserved as open space and the coves developed.

As the plan straddles these hills there is no offsite flood hazard or "run-on". The majority of the plan area drains westerly to the City of Perris and eventually to the District's "Perris Valley Storm Drain" (a large earthen channel). About 400 acres of the eastern portion of the plan area drains towards the San Jacinto River. The extreme

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.)

RECOMMND

southeastern tip of the plan area is within the 100-year flood plain for the San Jacinto River.

Section 3.4 of the Specific Plan document covers the SP Master Drainage Plan. This section describes a proposed backbone underground storm drain system to convey onsite storm flows to adequate outlets. It is assumed that the larger stormdrains (greater than 36-inches diameter) would be maintained by the District and smaller drains would be maintained by the Transportation Department.

The developer has submitted a hydraulic/hydrology report in support of the specific plan's drainage plan. The proposal appears to match the board adopted Perris Valley Master Drainage Plan (PVMDP) in general layout. Like the PVMDP, there are five outfalls for storm flows from the west side of the McCanna Hills SP. The report acknowledges the need to construct an outlet for developed flows along Orange Street (Line A-K), but does not address how concentrated storm flows from the other four outfalls will be conveyed to an adequate outlet. McCanna Hills will be required to convey its onsite flows to the Perris Valley Storm Drain Channel unless other development within the City of Perris has constructed an alternate outlet. All facilities shall be built to District standards. For instance, the 2'H by 8'W box proposed for a portion of Line A-K is not acceptable and shall need to be redesigned to District Standards.

It should be noted that a consortium of developers (Tanamera Homes Corporation, D.R. Horton Inc. & Aware Develoment) with projects in the City of Perris south of Orange and West of SP246 has engaged Pacific Advanced Civil Engineering Inc. (PACE) to develop a revised master drainage plan for their area of interest. This proposed revision has been through three review cycles at the District. The PACE plan does not explicitly conflict with the SP246 plan but it is clear that the two plans need to be coordinated.

The SP Master Drainage Plan exhibit 3.7B mostly respects the natural drainage patterns, but still shows unacceptable diversions which must be rectified in final design. A more detailed review will be performed at the tentative tract stage. Diversions of flows greater than one acre shall not be permitted. This is to insure that flow paths revert to

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

their natural patterns if a facility is exceeded.

Projects within this specific plan may require a National Pollutant Discharge Elimination System (NPDES) Construction Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the District or the Department of Building and Safety has determined that the project has been granted a permit or is shown to be exempt.

A preliminary project specific Water Quality Management Plan (WQMP) will be required for developments within the specific plan before those developments are issued conditions of approval. It should be noted that part of the specific plan is located within the San Jacinto River watershed, which is tributary to Canyon Lake and Lake Elsinore.

The western half of the property is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 2 SP CONSTRUCT OUTLETS TO PVSD RECOMMND

McCanna Hills will be required to convey its onsite flows to the Perris Valley Storm Drain Channel. These facilities shall conform to the board adopted PVMDP or its functional equivalent as approved by the General Manager-Chief Engineer. All flood control facilities shall be built to District standards.

10.FLOOD RI. 3 SP CONSTRUCT OUTLETS EAST RECOMMND

Development of the eastern portion of the site to the implied density will require the construction of offsite facilities to convey flows to an adequate outlet. The site's southeastern corner is shown to drain to a storm drain in Nuevo Road that would outlet at the San Jacinto

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

10. GENERAL CONDITIONS

10.FLOOD RI. 3 SP CONSTRUCT OUTLETS EAST (cont.) RECOMMND

River. The northeastern portion of the site is shown to drain to adjacent development (SP 239). If a mutually acceptable outlet cannot be found, SP 246 would need to be redesigned to outlet flows onsite. All flood control facilities shall be built to District standards.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - MAINTAIN AREA & PHASES RECOMMND

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

10.PLANNING. 2 SP - NO P.A. DENSITY TRANSFER RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment or Specific Plan Substantial Conformance process, which shall be determined by the Planning Department.

10.PLANNING. 3 SP - PROJ M/M PROGRAM RECOMMND

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

10.PLANNING. 9 SP - GEO NO. 1382 RECOMMND

County Geologic Report (GEO) No. 1382 was prepared for (SP00246A1, PM32591, PM32439, & PM32438), still applicable to A3 by Pacific Soils Engineering, Inc. (PSE) and is entitled: "Updated Geotechnical Assessment McCanna Hills, Perris Area, County of Riverside, California," dated October 12, 2004. In addition, the following documents were submitted in support of these projects and are herein incorporated as a part of GEO No. 1382:

1.PSE, December 17, 2004, "Geotechnical Consultant of Record, McCanna Hills Project (formerly Preissman Property), Perris Area, County of Riverside, California"

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

10. GENERAL CONDITIONS

10.PLANNING. 9

SP - GEO NO. 1382 (cont.)

RECOMMND

2.Western Technologies, Inc., August 16, 1991, "Preliminary Geotechnical Exploration, Preissman Property, Perris Area, Riverside County, California"

GEO No. 1382 concluded:

1.The site is within a seismically active area and is within four to six miles of an active fault (San Jacinto Fault).

2.The site is not located within an A-P zone nor are there any A-P identified fault zones near the site.

3.The potential for surface fault rupture onsite is low to nil.

1.The bedrock at the site is not subject to liquefaction.

2.The older alluvium is not grossly susceptible to liquefaction based on the sediment densities and the absence of shallow groundwater. It is possible that isolated layers of liquefaction susceptible soils may exist in the older alluvium.

3.Low-density younger alluvium could be susceptible liquefaction.

4.Deep-seated seismically induced landsliding is not anticipated to pose a danger to improvements on this project. However the natural slopes are strewn with residual boulders capable of being dislodged during earthquakes.

5.The igneous bedrock is grossly stable in cut and natural slopes owing to its induration. Local wedge-type failures could occur and should be evaluated as the project progresses.

6.Fill slopes should be designed with a maximum slope ratio of 2:1 (horizontal to vertical). Properly constructed fill slopes can be considered stable to the heights and slope ratios currently proposed (<30 feet).

7.The RCIP Flood Hazard Map shows that it may be possible that, should the Lake Perris reservoir fail or overtop,

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 9

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

10. GENERAL CONDITIONS

10.PLANNING. 9

SP - GEO NO. 1382 (cont.) (cont.)

RECOMMND

waters could possible flow along the western site perimeter into the San Jacinto River south of the site. The possibility is seemingly low owing to local topography that would indicate the flow would likely be west and south of the site and Plate 1 (Pacific Soils, 10/12/04) shows that proposed grade will be above the inundation elevation.

8.Although Leighton (1988) and California Department of Water Resources (1967) indicate that part of the southeast corner of the site may be in a 100-year flood zone, the proposed elevations shown on Plate 1 (Pacific Soils, 10/12/04) are above the limits shown on the inundation map.

9.There is a potential for hydroconsolidation in the upper five (5) feet of the older alluvial fan deposit (Qvof).

10.Based on the current County of Riverside policy and Uniform Building Code, maximum rock size in the upper ten (10) feet is restricted to twelve (12) inches.

TRANS DEPARTMENT

10.TRANS. 1

SP - SP246A3/TS CONDITION

RECOMMND

The Transportation Department has reviewed the traffic study submitted for SP246A1 (still applicable to A3) The study has been prepared in accordance with accepted traffic engineering standards and practices, utilizing County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The study indicates that it is possible to achieve a Level of Service "C" for the following intersections (some of which will require additional construction for mitigation at the time of development):

10.TRANS. 2

SP - SP246A3/IMPROVEMENT

RECOMMND

All road improvements within the project boundaries shall be constructed to County standards in accordance with Ordinance No. 460 and 461.

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 10

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

10. GENERAL CONDITIONS

10.TRANS. 3

SP - SP246A3/WRCOG TUMF

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

SP - 90 DAYS TO PROTEST

RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

PARKS DEPARTMENT

30.PARKS. 1

SP - TRAILS PLAN

RECOMMND

Prior to any project approval, the applicant shall submit a trails plan for review and approval to the Riverside County Regional Parks and Open-Space District. This shall be a master trails plan for the entire specific plan and shall show all trails, their widths, and any other information necessary to allow proper evaluation of the trails proposed for this project.

30.PARKS. 2

SP - CULTURAL RESOURCES

RECOMMND

Due to the type and extent of the archeological resources found on the site, prior to any subsequent project approval, the applicant shall provide a letter from the Pechanga Tribe that a resolution has been reached with them concerning the preservation or documentation of the cultural resources found on the project site.

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

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

RECOMMND

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

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

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS

RECOMMND

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

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

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

30.PLANNING. 3 SP - DURATION OF SP VALIDITY

RECOMMND

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - DURATION OF SP VALIDITY (cont.) RECOMMND

this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended (2568 d.u.'s) Then the applicant will update the entire specific plan document to reflect current development requirements.

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

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS RECOMMND

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

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department 1 copy
Department of Environmental Health 1 copy
Fire Department 1 copy
Riverside Flood Control District 1 copy
Transportation Department 1 copy
County Planning Department in Riverside 1 copy
City of Perris 1 copy
Eastern Municipal Water District 1 copy
Riverside County Planning Department in Murrieta 2 copies
Clerk of the Board of Supervisors 1 copy

30.PLANNING. 5 SP - PROJECT LOCATION EXHIBIT RECOMMND

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

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located.

This condition shall be considered MET once the applicant

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5 SP - PROJECT LOCATION EXHIBIT (cont.) RECOMMND

provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 6 SP - ACOUSTICAL STUDY REQD RECOMMND

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

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

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

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

30.PLANNING. 7 SP - AIR QUALITY STUDY REQD RECOMMND

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

"PRIOR TO PROJECT APPROVAL, an air quality study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - AIR QUALITY STUDY REQD (cont.) RECOMMND
made, at a minimum."

30.PLANNING. 8 SP - ARCHAEO STUDY REQD RECOMMND

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

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

his condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

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

30.PLANNING. 9 SP - EA REQUIRED RECOMMND

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

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

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

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10 SP - COMPLETE CASE APPROVALS

RECOMMND

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

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

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

30.PLANNING. 11 SP - AMENDMENT REQUIRED

RECOMMND

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

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

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

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

This condition shall be considered MET if the specific

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP - AMENDMENT REQUIRED (cont.) RECOMMND

plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 12 SP - PARK AGENCY REQUIRED RECOMMND

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the County Service Area 146, shall be annexed into the County Service Area 146 or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

"This condition shall be considered as NOT APPLICABLE if County Service Area No. 146 is unwilling or unable to annex the property in question."

30.PLANNING. 13 SP - PA PROCEDURES RECOMMND

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

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

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s]. 2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP - PA PROCEDURES (cont.)

RECOMMND

planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 14 SP - COMMON AREA MAINTENANCE

RECOMMND

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

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

a. A permanent master maintenance organization shall be established for the SPECIFIC PLAN, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

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

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

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Designated Open Space (Planning Areas 3A, 3B, 4, 7, 11, 27A, 27B, 24, 25, 29, 36, 44, 48, 49, 50) Active Parks (shown as Planning Areas 10, 17, 33, 39), entry monuments, common area landscaping and walls.

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 18

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15

SP - CC&R RES PUB COMMON AREA

RECOMMND

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

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15

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

RECOMMND

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

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)RECOMMND

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

30.PLANNING. 16 SP - CC&R RES PRI COMMON AREA RECOMMND

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

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 21

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16

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

RECOMMND

tenants in common, and (d) contain the following provisions verbatim:

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

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

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

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

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

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

30.PLANNING. 17

SP - ARCHAEO M/M PROGRAM

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - ARCHAEO M/M PROGRAM (cont.)

RECOMMND

plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 18 SP - PALEO M/M PROGRAM

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 19 SP - GENERIC M/M PROGRAM

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - GENERIC M/M PROGRAM (cont.) RECOMMND

issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 20 SP - SKR FEE CONDITION RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 21 SP - ENTRY MONUMENTATION RECOMMND

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

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

1. An entry monument shall be shown on the Exhibit A. 2. The entry monument shall be in substantial conformance to the design guidelines of the SPECIFIC PLAN.

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

SP - POST GRADING REPORT

RECOMMND

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

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

30.PLANNING. 23

SP - SCHOOL MITIGATION

RECOMMND

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

"PRIOR TO BUILDING PERMITS, impacts to the Val Verde School District shall be mitigated in accordance with state law."

30.PLANNING. 24

SP - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - ARCHAEOLOGIST RETAINED (cont.) RECOMMND

retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

30.PLANNING. 25 SP - ALUC CLEARANCE RECOMMND

The SPECIFIC PLAN is located within the March Air Reserve Base Comprehensive Land Use Plan (C.L.U.P.). Therefore, prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "PRIOR to the approval of any implementing project within the SPECIFIC PLAN, the implementing project shall be submitted to the Airport Land Use Commission for review and conditioning."

30.PLANNING. 26 SP - NATIVE AMERICAN RESOURCES RECOMMND

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

Prior to the Issuance of any grading permit, the project proponent, applicant, or any successor-in-interest shall relinquish ownership of all Native American cultural resources, including all Native American archeological artifacts, found in the project area to the appropriate Native American Tribe as determined by the Native American Historical Commission for proper treatment and disposition. The project proponent, applicant, or any successor-in-interest shall relinquish ownership of all cultural artifacts that are not identified to be Native

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - NATIVE AMERICAN RESOURCES (cont.) RECOMMND

American to the University of California for conservation or appropriate disposition. In the event that the above referenced entities refuse or are not able to claim responsibility of such items, the identified artifacts shall be relinquished to an appropriate repository as determined by the California State Historic Resources Commission.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP246A3/TS REQUIRED RECOMMND

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 246.

30.TRANS. 2 SP - SP246A3/TS INSTALLATION RECOMMND

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections:

Prior to Occupancy of 301st Dwelling Unit

- Foothill Blvd/Nuevo Rd (with no fee credit)

Prior to Occupancy of 501st Dwelling Unit

- Menifee Road/Nuevo Road (with fee credit) - Dunlap Drive/Orange Avenue (with no fee credit) - Sherman Road/Walnut Ave (with no fee credit) - Sherman Road/Rider Street (with no fee credit)

Prior to Occupancy of 1,001st Dwelling Unit

- Lakeview Avenue/Ramona Expressway (with no fee credit)

Prior to Occupancy of 1,501st Dwelling Unit

- Lakeview Avenue/Nuevo Road (with no fee credit)

or as approved by the Transportation Department. To account for actual project phasing, modification to the installation timing requirements may be necessary. Alternative and/or additional locations may require

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2 SP - SP246A3/TS INSTALLATION (cont.) RECOMMND

signalization based on project specific studies to be done for each tract map or use case within this Specific Plan and as required by the Transporation Department.

30.TRANS. 4 SP - SP246A3/INFRASTRUCTURE RECOMMND

Prior to approval of any project beyond 300 dwelling units in Phase I (Village V) other than financing maps, an infrastructure phasing plan for the Lakeview-Nuevo area shall be developed and approved by the County. This plan shall identify the extent and timing of improvements to Ramona Expressway, I-215/Ramona Expressway interchange, Nuevo Road, and other major Transportation facilities. The plan shall also identify funding sources (potentially a CFD) to fund these major facilities. The plan shall identify pro-rata traffic capacity and funding shares for developments required to participate.

30.TRANS. 6 SP -SP246A3/CAJALCO/I-215 INT RECOMMND

Prior to occupancy beyond 300 dwelling units in Phase I, Village 5 (or other phase determined by Transportation not to impact the interchange) the following improvements shall be constructed or designed and fully-funded:

- The intersection of Ramona Expressway / I-215 Southbound Ramps shall be improved to provide the following geometrics:

Southbound: One left turn lane, one shared left/through lane, one right turn lane Eastbound: Two through lanes, one right turn lane Westbound: One left turn lane, two through lanes;

- The intersection of Ramona Expressway / I-215 Northbound Ramps shall be improved to provide the following geometrics:

Northbound: One left turn lane, one shared left/through lane, one right turn lane Eastbound: One left turn lane, two through lanes Westbound: Two through lanes, one right turn lane

or as approved by County Transportation and Caltrans.

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 - MSHCP CONVEYANCE (DEDIC)

RECOMMND

As determined through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS file # 328), established by the Western Riverside County Multiple Species Habitat Conservation Plan, a total of 8.49 acres as shown on Exhibit "A" shall be offered for dedication to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes, and accepted by the RCA prior to issuance of any grading permit. Prior to acceptance of the offer of dedication by the RCA, the applicant shall submit a preliminary title report and Phase 1 Environmental Site Assessment for the dedication acreage, to the RCA for its review and approval. The RCA shall have sole and absolute discretion with respect to the approval of the information contained in the preliminary title report and the Phase 1 Environmental Site Assessment. Title to the dedication acreage shall be free and clear of all liens, encumbrances, easements, leases (recorded and unrecorded) and taxes except those encumbrances and easements, which are in the sole discretion of the RCA are acceptable. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 2 SP -PA 10 PARK PLANS REQUIRED

RECOMMND

PRIOR TO THE ISSUANCE OF THE 350th BUILDING PERMIT within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the County Service Area No. 146 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 10. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 10 and with the requirements of the County Service Area 146 other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 30

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 5 SP -PA 17 PARK CONSTRUCTION (cont.)

RECOMMND

shall be constructed and fully operable. Operation and improvements shall include, but are not necessarily limited to: the payment of all applicable fees and receipt of all necessary permits and clearances from all responsible agencies; grading of the entire park site; the laying of sod wherever turf is identified on the approved plans, the construction of hardscape amenities as identified on the approved plans or any other park amenities required by County Service Area No. 146 or other entity set forth in Planning Department's condition entitled "SP-Common Area Maintenance." The park shall be substantially complete and/or entered into maintenance with County Service Area No. 146 or other entity set forth in Planning Department conditions entitled "SP-Common Area Maintenance" and the Planning Department prior to this condition being satisfied.

100.PLANNING. 6 SP -PA 33 PARK PLANS REQUIRED

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1750th BUILDING PERMIT within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the County Service Area No. 146 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 33. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 33 and with the requirements of the County Service Area 146 other entity set forth in the Planning Department entitled "SP - Common Area Maintenance." The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions, and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 8 SP -PA 33 PARK CONSTRUCTION

RECOMMND

PRIOR TO THE ISSUANCE OF THE 2100th BUILDING PERMIT within the SPECIFIC PLAN, the park designated as Planning Area 33 shall be constructed and fully operable. Operation and improvements shall include, but are not necessarily limited to: the payment of all applicable fees and receipt of all necessary permits and clearances from all responsible agencies; grading of the entire park site; the laying of sod wherever turf is identified on the approved plans, the

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 31

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 8 SP -PA 33 PARK CONSTRUCTION (cont.)

RECOMMND

construction of hardscape amenities as identified on the approved plans or any other park amenities required by County Service Area No. 146 or other entity set forth in Planning Department's condition entitled "SP-Common Area Maintenance." The park shall be substantially complete and/or entered into maintenance with County Service Area No. 146 or other entity set forth in Planning Department conditions entitled "SP-Common Area Maintenance" and the Planning Department prior to this condition being satisfied.

100.PLANNING. 9 SP -PA 39 PARK PLANS REQUIRED

RECOMMND

PRIOR TO THE ISSUANCE OF THE 2450th BUILDING PERMIT within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the County Service Area No. 146 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 39. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 39 and with the requirements of the County Service Area 146 other entity set forth in the Planning Department entitled "SP - Common Area Maintenance." The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions, and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 10 SP -PA 39 PARK CONSTRUCTION

RECOMMND

PRIOR TO THE ISSUANCE OF THE 2800th BUILDING PERMIT within the SPECIFIC PLAN, the park designated as Planning Area 39 shall be constructed and fully operable. Operation and improvements shall include, but are not necessarily limited to: the payment of all applicable fees and receipt of all necessary permits and clearances from all responsible agencies; grading of the entire park site; the laying of sod wherever turf is identified on the approved plans, the construction of hardscape amenities as identified on the approved plans or any other park amenities required by County Service Area No. 146 or other entity set forth in Planning Department's condition entitled "SP-Common Area Maintenance." The park shall be substantially complete and/or entered into maintenance with County Service Area

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 32

SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 10 SP -PA 39 PARK CONSTRUCTION (cont.)

RECOMMND

No. 146 or other entity set forth in Planning Department conditions entitled "SP-Common Area Maintenance" and the Planning Department prior to this condition being satisfied.

100.PLANNING. 11 SP - COUNT RES BUILD PERMITS

RECOMMND

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan.

08/06/15
11:40

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP-MINOR CHANGE PROJECT DESCR RECOMMND

Tentative Tract Map No. 33977 Minor Change No. 1 proposes to subdivide 127.73 gross acres into 340 residential lots and 14 open space lots, as before, but now also removes the references of the Mid County Parkway Overlay Condition from the exhibits and conditions of approval consistent with McCanna Hills Specific Plan.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

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

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

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

08/06/15
11:40

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

10. GENERAL CONDITIONS

10. EVERY. 3 MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 33977 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33977, Amended No. 2, dated 8/05/15.

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

CONCEPTUAL LANDSCAPE PLAN= EXHIBIT L dated 10/04/06

CONCEPTUAL WALL AND FENCE PLAN= EXHIBIT W dated 10/04/06

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

RECOMMND

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

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

10. GENERAL CONDITIONS

10.BS GRADE. 4 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 5 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 6 MAP-G2.8 MINIMUM DRAINAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 7 MAP-G2.9 DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 8 MAP-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 9 MAP* - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

10. GENERAL CONDITIONS

10.FIRE. 2 MAP-#16-HYDRANT/SPACING (cont.) RECOMMND

spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

TR 33977M1 is a proposal to subdivide 123.07 acres into residential lots in the Lakeview/Nuevo area. The site is located north of Orange Ave, easterly of Bradley Road, southerly of Water Ave and westerly of Foothill Rd.

The site receives storm runoff from the east. The development proposes a series of storm drains to collect flows and convey them south to an offsite water quality basin proposed at the corner of Orange Ave and Street O on TR 33976M1. The basin appears to have capacity for volume based water quality mitigation. Flows will then be conveyed west in Line A-K. This tract will be required to convey its onsite flows to the Perris Valley Storm Drain Channel unless other development within the City of Perris has constructed an alternate outlet. All facilities shall be built to District standards.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

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

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

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

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

10. GENERAL CONDITIONS

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS (cont.) RECOMMND

patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 8 MAP MAJOR FACILITIES - ADP RECOMMND

Prior to initiation of the final construction drawings for those facilities required to be built as part of the PERRIS VALLEY Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

10. GENERAL CONDITIONS

10.FLOOD RI. 9 MAP MAJOR FACILITIES

RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 14 MAP WATERS OF THE US (NO FEMA)

RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA

RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

10. GENERAL CONDITIONS

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

10. GENERAL CONDITIONS

10.FLOOD RI. 17

MAP SUBMIT FINAL WQMP (cont.)

RECOMMND

recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19

MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP- MAP ACT COMPLIANCE

RECOMMND

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

10.PLANNING. 2

MAP - FEES FOR REVIEW

RECOMMND

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

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 9

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - OFFSITE SIGNS ORD 679.4

RECOMMND

No offsite subdivision signs advertising this land

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

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

RECOMMND

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

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

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

RECOMMND

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

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

10. GENERAL CONDITIONS

10.PLANNING. 10 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

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

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

10.PLANNING. 11 MAP- REQUIRED MINOR PLANS

RECOMMND

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

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space and shall be in compliance with the CONCEPTUAL LANDSCAPE PLAN. 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 and Planning Department and shall be in compliance with the CONCEPTUAL LANDSCAPE PLAN.
5. Each phase shall have a separate wall and fencing plan and shall be in conformance with the CONCEPTUAL WALL AND FENCE PLAN.
6. Entry monument and gate entry plan.
7. Sign Plan

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

10. GENERAL CONDITIONS

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

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. 12 MAP - GEO NO. 1571 RECOMMND

County Geologic Report (GEO) No. 1571, submitted for this project (TR33977) and is still applicable to M1, was prepared by Pacific Soils Engineering, Inc, and is entitled: "Geotechnical Tentative Tract Map Review, Tentative Tract Map No. 33977, Village 1 Central, McCanna Hills, Perris Area, County of Riverside, California," dated August 18, 2005.

GEO No. 1571 concluded:

- 1.The site will experience ground motion and effects from earthquakes generated along active faults located offsite.
- 2.Active fault are not known to exist with the project site.
- 3.The nearest active fault is the San Jacinto Fault Zone located about 11.9 kilometers northeast of the site.
- 4.Liquefaction potential is considered to be remote upon accomplishment of the design and remedial grading recommended in the above referenced report.
- 5.Natural slopes on the site are strewn with residual boulders capable of being dislodged earthquakes, thus presenting a rockfall hazard on portions of the site adjacent to the natural slopes.
- 6.The limits of the rockfall hazard areas are delineated on plates 1-3, Geotechnical Map, in the above referenced report.
- 7.Rockfall mitigation can include various methods, such as fences; walls mesh netting, removal, and/or building setbacks. Specific methods of mitigation should be determined prior to grading by the geotechnical consultant, civil engineer, and rockfall consultant/contractor.

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - GEO NO. 1571 (cont.)

RECOMMND

8. Proposed cut and fill slopes are determined to be grossly and surficially stable as designed.

GEO No. 1571 recommended:

1. The project geologist should inspect all cut slopes during site grading operations.

2. Recommendations concerning handling of oversized rock should be in accordance with Riverside County requirements and the recommendations made in the above referenced report. GEO No. 1571 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. GEO No. 1571 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included, as a part of this review or approval and 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 created for this project relative to the rockfall potential, as described elsewhere in this conditions set.

10.PLANNING. 13 MAP - GEO01571 UPDATE

RECOMMND

The following document was submitted as an update to previously approved GEO01571 for TR33977A2:

Pacific Soils Engineering, Inc., July 27, 2006, "Revised Geotechnical Tentative Tract Map Review, Tentative Tract Map -No. 33977, Village I Central, McCanna Hills, Perris Area, County of Riverside, California".

This document concurs with the conclusions and recommendations provided in the reports previously submitted for GEO01571 and is herein incorporated as a part of GEO01571 and approved as an update for this amended #2 map.

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 13

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

10. GENERAL CONDITIONS

10.PLANNING. 14

MAP - LANDSCAPE MAINTENANCE

RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 17

MAP - REQUIRED MINOR PLANS

RECOMMND

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

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space and shall be in compliance with the CONCEPTUAL LANDSCAPE PLAN. 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 and Planning Department and shall be in compliance with the CONCEPTUAL LANDSCAPE PLAN.
5. Each phase shall have a separate wall and fencing plan and shall be in conformance with the CONCEPTUAL WALL AND FENCE PLAN.
6. Entry monument and gate entry plan.
7. Sign 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,

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

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. 19 MAP - TRAIL RE-DESIGN RECOMMND

The section of the trail shown on Tract Map 33977 that spans between Planning Area 13, along the edge of Planning Area 11, and terminating in Planning Area 10 shall be constructed so that it connects to the sidewalk surrounding Planning Area 11, and does not enter into Planning Area 13 in any way. The sidewalk/trail should follow along the boundary of Planning Area 11.

The intent of this is to insure that pedestrian access will be maintained without a connection through Planning Area 13 as a school is proposed that may jeopardize the trail connection.

In the event that the school changes locations and the area to the north-west corner of Planning Area 13 remains in the common area, this condition may be set to not apply.

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/CONDITIONS RECOMMND

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

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

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

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

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

10. GENERAL CONDITIONS

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

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

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 4 MAP - STD INTRO 2(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative land division map, the Transportation Department recommends that the land divider provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

10. GENERAL CONDITIONS

10.TRANS. 4 MAP - STD INTRO 2(ORD 460/461) (cont.) RECOMMND

in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 5 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 6 COC - STD INTRO 3 (ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced exhibit, the Transportation Department recommends that the applicant provide the following street improvements, street improvement plans and/or road dedications in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These ordinances and all conditions are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the County of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 17

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2

MAP- EXPIRATION DATE (cont.)

RECOMMND

permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1

MAP - HAZMAT PHASE II

RECOMMND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

50.E HEALTH. 2

MAP - WATER PLAN

RECOMMND

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

50.E HEALTH. 3

MAP - MONEY

RECOMMND

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

50.E HEALTH. 4

MAP - SEWER PLAN - COUNTY

RECOMMND

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

50.E HEALTH. 5

MAP - ANNEX FINALIZED

RECOMMND

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

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 18

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#43-ECS-ROOFING MATERIAL

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

50.FIRE. 2 MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.

A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 3 MAP-#73-ECS-DRIVEWAY REQUIR

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 4 MAP-#67-ECS-GATE ENTRANCES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

50. PRIOR TO MAP RECORDATION

50.FIRE. 5 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 6 MAP-#98-ECS-HYD/WTR TANK RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, either: 1) a domestic water system with an approved fire hydrant within 500' of the driveway entrance, or 2) a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

50.FIRE. 7 MAP-#47-SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

50. PRIOR TO MAP RECORDATION

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

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

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 21

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY (cont.)

RECOMMND

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 8

MAP - ADP FEES

RECOMMND

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the PERRIS VALLEY Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP - ADP FEES (cont.) RECOMMND

or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the 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.

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 4,500 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP00246A1 zone, and with the Riverside County Integrated Project (RCIP).

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP- SURVEYOR CHECK LIST (cont.) RECOMMND

Ordinance No. 460 except for Planning Commission Approved exemptions per Ord. No. 460 which include the following lot numbers 13, 14, 17, 18, 54-64, 74-83, 97, 163-170, 175, 209-211, 244, 311-316, 333, 334.

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 numbered lots on the FINAL MAP.

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

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County service Area No. 146A.

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 No. 146A which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED 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. 14 MAP- ECS NOTE ARCHAEOLOGICAL RECOMMND

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

An Archaeological Report within EIR Addendum 319 entitled ARCHAEOLOGICAL ASSESSMENT OF APPROXIMATELY 950 ACRES OF LAND DESIGNATED AS A PORTION OF THE PREISSMAN PROPERTY SPECIFIC PLAN LOCATED NORTHEAST OF THE CITY OF PERRIS, RIVERSIDE COUNTY, CALIFORNIA was prepared for this property

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

50. PRIOR TO MAP RECORDATION

50.PLANNING. 14 MAP- ECS NOTE ARCHAEOLOGICAL (cont.) RECOMMND

on MARCH 8,1989 by Hatheway & Mckenna and is on file at the County of Riverside Planning Department. The property is not subject to surface alteration restrictions based on the results of the report.

50.PLANNING. 15 MAP- ECS NOTE BIOLOGICAL RECOMMND

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

A Biological Report within EIR Addendum 319 entitled BIOLOGICAL TECHNICAL REPORT FOR MCCANNA HILLS PROJECT IN RIVERSIDE COUNTY, CALIFORNIA was prepared for this property on 6/10/04 by Bon Terra Consulting and is on file at the County of Riverside Planning Department. Biological resources requiring protection include, but are not limited to, Burrowing Owl. The property is not subject to biological resources restrictions based on the results of the report.

50.PLANNING. 16 MAP- ECS NOTE PALEONTOLOGIC RECOMMND

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

A Paleontological Report within EIR Addendum 319 entitled CULTURAL RESOURCES CONSTRAINTS ASSESSMENT FOR THE APPROXIMATE 900-ACRE PREISSMAN PROPERTY, RIVERSIDE COUNTY, CALIFORNIA was prepared for this property on 10/27/03 by Bon Terra Consulting and is on file at the County of Riverside Planning Department.

50.PLANNING. 17 MAP - ECS NOTE MAP CONSTRAINT RECOMMND

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

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 25

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

50. PRIOR TO MAP RECORDATION

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. 20 MAP - ECS NOTE MAFB NOISE RECOMMND

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

"This land division is affected by aircraft noise from Air Force operations as defined by the March Air Force Base Air Installation Compatible Use Zone (AICUZ) report."

50.PLANNING. 23 MAP- ECS NOTE DAM INUNDATION RECOMMND

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

DAM INUNDATION AREA - This property is located downstream of PERRIS DAM which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake.

50.PLANNING. 24 MAP- ECS NOTE AIRPORT RECOMMND

The following environmental constraints note shall be placed on the ECS:

"This land division is within 2 miles of the March Air Reserve Base. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the March Air Reserve Base maintained operations to the west of this property. Property within this land division may be subject to

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP- LC LNDSCP COMMON AREA MA (cont.) RECOMMND

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 Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

50.TRANS. 3 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersection(s) of:

With no fee credit given for Traffic Signal Mitigation Fees.

With fee credit eligibility.

Installation of the signal (s) shall be per 90.TRANS .

50.TRANS. 4 MAP - SP246A1/CAJALCO/I-215 RECOMMND

The following improvements shall be constructed or designed and fully-funded:

The intersection of Ramona Expressway / I-215 Southbound Ramps shall be improved to provide the following geometrics:

Southbound: One left-turn lane, one shared left-turn/through lane, and one right-turn lane

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - SP246A1/CAJALCO/I-215 (cont.)

RECOMMND

Eastbound: Two through lanes and one right-turn lane

Westbound: One left-turn lane and two through lanes

The intersection of Ramona Expressway / I-215 Northbound Ramps shall be improved to provide the following geometrics:

Northbound: One left-turn lane, one shared left-turn/through lane, and one right-turn lane

Eastbound: One left-turn lane and two through lanes

Westbound: Two through lanes and one right-turn lane

Or as approved by the Transportation Department

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

50.TRANS. 5 MAP - DEDICATIONS

RECOMMND

All interior streets shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section A. (36'/56')

Foothill Avenue shall be improved within the dedicated right-of-way in accordance with Draft County Standard No. 103, Section A (44'/74') from Orange Avenue to the southern Tract 33978 boundary.

Orange Avenue shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 92 (66'/114') from Foothill Avenue westerly to Dunlap Drive.

50.TRANS. 6 MAP - EXISTING MAINTAINED

RECOMMND

Street "J" southerly from street "I" to the beginning of the community trail (as shown on Exhibit Amended No. 2) shall be improved within the dedicated right-of-way in

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - EXISTING MAINTAINED (cont.) RECOMMND

accordance with County Draft Standard No. 105, Section A.
(36'/46.5') (Modified)

Street "J" northerly from Orange Avenue to the beginning of
the community trail (as shown on Exhibit Amended No. 2)
shall be improved within the dedicated right-of-way in
accordance with County Draft Standard No. 104, Section A.
(46'/66') (Modified)

50.TRANS. 7 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be
prepared and shall be based upon a design profile extending
a minimum of 300 feet beyond the project boundaries at a
grade and alignment as approved by the Riverside County
Transportation Department. Completion of road improvements
does not imply acceptance for maintenance by County.

50.TRANS. 8 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s)
shall be accepted to vest title in the name of the public
if not already accepted.

50.TRANS. 9 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity
or subsidiary, not relocated or eliminated prior to final
map approval, shall be delineated on the final map in
addition to having the name of the easement holder, and
the nature of their interests, shown on the map.

50.TRANS. 10 MAP - OFF-SITE ACCESS 1 RECOMMND

The landowner/developer shall provide/acquire sufficient
public off-site rights-of-way to provide for a paved access
road to a paved and maintained road. Said access road shall
be constructed in accordance with County Draft Standard No.
106 (32'/60') at a grade and alignment as approved by the
Transportation Department. Should the applicant fail to
provide/acquire said off-site right-of-way, the map shall
be returned for redesign. The applicant shall provide the
appropriate environmental clearances for said off-site
improvements prior to recordation or the signature of any
street improvement plans.

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

50. PRIOR TO MAP RECORDATION

50.TRANS. 10 MAP - OFF-SITE ACCESS 1 (cont.) RECOMMND

Said off-site access road shall be the northerly extension of Foothill Avenue to Rider Street and the easterly extension of Rider Street to Ramona Expressway.

Said off-site access road shall be the southerly extension of Foothill Avenue to Orange Avenue and the westerly extension of Orange Avenue to Dunlap Drive.

Said off-site access road shall be the southeasterly extension of street "J" to Orange Avenue.

50.TRANS. 11 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Foothill Avenue.

50.TRANS. 12 MAP- STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 13 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 14 MAP - VACATION RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Bradley Road (along tract boundary). Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 31

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with Tract 33976M1 and Tract 33978M1.

50.TRANS. 16 MAP - LANDSCAPING RECOMMND

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

50.TRANS. 17 MAP - SOILS RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 18 MAP - INTERSECTION/50'TANGENT RECOMMND

All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 19 MAP - STREET SWEEPING RECOMMND

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 20 MAP - STREETLIGHT PLAN RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 32

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - STREETLIGHT PLAN (cont.) RECOMMND

within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 21 MAP - STREET LIGHTS-CSA/L&LMD RECOMMND

The project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

1. Completed Transportation Department application
2. Appropriate fees for annexation.
3. (2)Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 22 MAP - LANDSCAPING APP. ANNEX RECOMMND

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

50.TRANS. 23 MAP - ASSESSMENT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS. 24 MAP - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

50. PRIOR TO MAP RECORDATION

50.TRANS. 24 MAP - CORNER CUT-BACK I (cont.) RECOMMND

intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 25 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 26 MAP - LAKEVIEW/NUEVO FUNDING RECOMMND

SP 246 has the following condition (30.Trans.4):

"Prior to approval of any project beyond 300 dwelling units in Phase I (Village V) other than financing maps, an infrastructure phasing plan for the Lakeview-Nuevo area shall be developed and approved by the County. This plan shall identify the extent and timing of improvements to Ramona Expressway, I-215/Ramona Expressway interchange, Nuevo Road, and other major Transportation facilities. The plan shall also identify funding sources (potentially a CFD) to fund these major facilities. The plan shall identify pro-rata traffic capacity and funding shares for developments required to participate."

The County is in the process of establishing the following planning and funding mechanisms for the Lakeview/Nuevo area to mitigate cumulative impacts. In order to meet the requirements of 30.Trans. 4 above, this project shall be required to enter into an Agreement for the Provision and Funding of Infrastructure with the County prior to any maps recording. The Agreement for the Provision and Funding of Infrastructure shall establish the project's pro-rata contribution towards:

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 34

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

50. PRIOR TO MAP RECORDATION

50.TRANS. 26 MAP - LAKEVIEW/NUEVO FUNDING (cont.) RECOMMND

1. A Transportation Infrastructure Phasing Plan 2. A Road and Bridge Benefit District to provide funding for the above, as a supplement to TUMF funding, that will establish per unit fees 3. A Community Facilities Infrastructure Phasing Plan 4. A Community Facilities Funding Plan that will establish per-unit fees

The Agreement may also identify facilities that are constructed or land dedicated by the project that will offset the equivalent value of the per-unit fees.

As used in this condition of approval, pro rata shall mean this project's fair share impact on the total infrastructure/facility cost that is attributable to the impacts caused by the new residential development in the region.

(NOTE: This condition was added by the Board of Supervisors on March 27, 2007.)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMND

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

60.BS GRADE. 2 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE-G2.4GEOTECH/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. 4 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

60.BS GRADE. 6 MAP-G2.17LOT TO LOT DRN ESM RECOMMND

A recorded drainage easement is required for lot to lot drainage.

60.BS GRADE. 7 USE-G1.4 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

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 36

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE-G1.4 NPDES/SWPPP (cont.) RECOMMND

sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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. 8 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. 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 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 will be required.

60.BS GRADE. 9 MAP:PROTECT LOTS FROM OFFSITE RECOMMND

As illustrated in the amended 1 exhibit for Tract 33977, typical section A-A, any residential lot having off site manufactured slope drainage directed toward it shall be provided a method to prevent such drainage from entering the residential lot.

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

08/06/15
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 37

TRACT MAP Tract #: TR33977M1

Parcel: 307-030-003

60. PRIOR TO GRADING PRMT ISSUANCE

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

provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the