

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

105B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
October 27, 2015

SUBJECT: TENTATIVE PARCEL MAP NO. 36453 – Applicant: Colinas Del Oro Land Co. – Engineer/Representative: United Engineering Group – First Supervisorial District – Meadowbrook Area Zoning District – Rural Village Study Area – Elsinore Area Plan: Rural Mountainous (RM), Very Low Density Residential (VLDR) – Location: West side of State Highway 74 between Richard Street to the south and Festus Circle to the north – 126.32 Gross Acres – Zoning: Rural Residential (R-R) - **REQUEST:** The Tentative Parcel Map proposes a Schedule I subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of 20 gross acres (29.20, 24.89, 30.83 and 40.85 gross acres).

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Planning Director approved the above referenced case on October 26, 2015.

The Planning Department recommended approval; and,
THE PLANNING DIRECTOR:

Departmental Concurrence

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Director

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

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Positions Added

Change Order

A-30

4/5 Vote

Prev. Agn. Ref.: 16-1 8/18/15

District: 1

Agenda Number:

1-2

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: TENTATIVE PARCEL MAP NO. 36453**

DATE: October 27, 2015

PAGE: Page 2 of 2

FOUND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 530** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVED TENTATIVE PARCEL MAP NO. 36593, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

The parcel map is a proposal for a schedule I subdivision of 126.32 gross acres into four (4) numbered large lot parcels for future planned residential development and with a minimum lot size of 20 acres. This map is to allow the large parcels to be sold to individual builders; no grading of the site will be permitted with this tentative parcel map.

The project is a step towards implementation of the approved (August 2015) Specific Plan No. 364, known as Colinas Del Oro, which is a master plan of 126.4 acres in the Community Development and Rural General Plan Land Use Foundation areas. The overall project features 490 residential units, commercial, with open space, trails and recreational opportunities.

The Planning Director heard the above referenced project on October 27, 2015. At the public hearing the Planning Director heard public testimony (from the applicant) and discussed the project. At the conclusion of the public hearing the Planning Director approved the project.

Impact on Citizens and Businesses

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

ATTACHMENTS:

- A. **PLANNING DIRECTOR'S MINUTES**
- B. **PLANNING DIRECTOR'S STAFF REPORT**



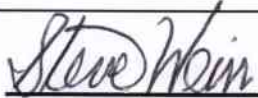
DIRECTOR'S HEARING REPORT OF ACTIONS OCTOBER 26, 2015

3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.2 **TENTATIVE PARCEL MAP NO. 36453** – No New Environmental Documents Required – Applicant: Colinas Del Oro Land Co. – Engineer/Representative: United Engineering Group – First Supervisorial District – Meadow Brook Area Zoning District – Rural Village Study Area – Elsinore Area Plan: Rural Mountainous (RM), Very Low Density Residential (VLDR) – Location: West side of State Highway 74 between Richard Street to the south and Festus Circle to the north – 126.32 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Tentative Parcel Map proposes a Schedule I subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres). Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.
- Staff's Recommendation:
TENTATIVELY APPROVAL OF PARCEL MAP.
- Planning Director's Action:
TENTATIVELY APPROVED THE PARCEL MAP.

Agenda Item No.: **3 . 2**
Area Plan: Elsinore Area Plan
Zoning Area: Meadowbrook
Supervisory District: First
Project Planner: Matt Straite
Director's Hearing: October 26, 2015

TENTATIVE PARCEL MAP NO. 36453
Applicant: Colinas Del Oro Land Co.
Engineer/Representative: United Engineering Group



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PARCEL MAP NO. 36453 A proposal for a schedule I subdivision of 126.32 gross acres into four (4) numbered large lot parcels for future planned residential development and with a minimum lot size of twenty (20) acres. This map is for conveyance purposes only. No grading of the site will be permitted with this subdivision.

The project is located within the Colinas Del Oro Specific Plan No. 364, which was approved by the Riverside County Board of Supervisors on August 18, 2015, along the west side of State Highway 74 between Richard Street to the south and Festus Circle to the north, southerly of Ethenac Road.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Medium Density Residential (MDR), Medium High Density Residential (MHDR), Very High Density Residential (VHDR), Mixed-Use (MU), Rural Mountainous (RM), Open Space-Recreation (OS-R) as reflected on the Land Use Plan of the Colinas del Oro Specific Plan.
2. Surrounding General Plan Land Use: Rural Mountainous (RM), Very Low Density Residential (VLDR) to the north, Very Low Density Residential (VLDR) and Commercial Retail (CR) to the south, Very Low Density Residential (VLDR) and Commercial Retail to the east and Rural Mountainous (RM), Very Low Density Residential (VLDR) to the west.
3. Existing Zoning: Specific Plan (SP)
4. Surrounding Zoning: Rural Residential (R-R) and Manufacturing Service Commercial (M-SC) to the north, Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) to the south, Rural Residential (R-R) and State

- Highway 74 to the east, and Rural Residential (R-R) and Controlled Development Area (W-2-M-1) to the west.
5. Existing Land Use: Vacant and undeveloped; previously the site of The Good Hope Gold Mine.
6. Surrounding Land Use: Vacant land to the north (power line easement), rural residences and vacant land to the south, vacant land and rural residences to the east, and vacant land to the west.
7. Project Data: Total Acreage: 126.32
Total Proposed Lots: 4
Schedule: I
8. Environmental Concerns: No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162

RECOMMENDATIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 530** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE TENTATIVE PARCEL MAP NO. 36593, subject to the attached conditions of approval, and based upon 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 **DEIR NO. 530**, which is incorporated herein by reference.

1. The project site is designated Medium Density Residential (MDR), Medium High Density Residential (MHDR), Very High Density Residential (VHDR), Mixed-Use (MU), Rural Mountainous (RM), Open Space-Recreation (OS-R) as reflected on the Land Use Plan of the Colinas del Oro Specific Plan.
2. The project is located within and in conformance with all elements of the Colinas Del Oro Specific Plan and the General Plan.
3. The Project site is located within a "Rural Village Overlay" in the General Plan, which allows a concentration of development within rural areas. Rural Villages accommodate a range of residential and local-serving commercial, educational, cultural, and recreational opportunities. This policy requires additional analysis of the area to determine Land Use Designations. Such analysis was performed in EIR 530.

4. The project site is surrounded by properties which are designated Open Space-Conservation (OS-C), Open Space-Water (OS-W), and Community Development-Light Industrial (CD-LI), to the west, Community Development-Light Industrial (CD-LI), and Rural Mountainous (CD-RM), to the south, Open Space-Water, Rural-Rural Residential (R-RR), and Community Development-Medium Density Residential to the north, and Open Space-Conservation Habitat (OS-CH), Open Space-Rural (OS-RUR), Community Development-Medium Density Residential (CD-MDR), Open Space-Conservation (OS-C), and Rural-Rural Mountainous (R-RM) to the east.
5. The zoning for the subject site is Specific Plan No. 364.
6. The project site is surrounded by properties which are zoned Rural Residential (R-R) and Manufacturing Service Commercial (M-SC) to the north, Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) to the south, Rural Residential (R-R) and State Highway 74 to the east and Rural Residential (R-R) and Controlled Development Area (W-2-M-1) to the west.
7. Located north of the proposed project site, are scattered single family residential homes and vacant property within the project vicinity.
8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
9. This project is within the City Sphere of Influence of Lake Elsinore.
10. The proposed subdivision is located within a high fire hazard severity zone.
11. This division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall be covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
12. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
13. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the **Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts.
14. In accordance with CEQA Guidelines Section 15162, Parcel Map No.36453 will not result in any new significant environmental impacts not identified in certified EIR No. 530. The Parcel Map 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 revision to EIR No. 530, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:
 - a. The subject site was included within the project boundary analyzed in EIR No. 530; and,

b. There are no changes to the mitigation measures included in EIR No. 530; and,

Parcel Map No. 36453 does not propose any changes to the approved Temescal Canyon and Lake Elsinore Area Plan or the approved Colinas Del Oro Specific Plan analyzed in EIR No. 530.

CONCLUSIONS:

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Alquist-Priolo earthquake fault zone;
 - b. A city sphere of influence
 - c. Recreation and Park District;
 - d. Community Service Area
 - e. A high fire and State Responsibility Area; and
 - f. 100 year flood plain.
3. The project site is located within:
 - a. Rural Village Study Area;
 - b. The boundaries of the Perris & Perris Union High School District;
 - c. Stephen's Kangaroo Rat Fee Area;
 - d. An area of very low, low, and moderate liquefaction; and 100 year flood zone;
4. The subject site is currently designated as Assessor's Parcel Numbers 345-190-016 and 345-200-013.

TENTATIVE PARCEL MAP NO. 36453
Director's Hearing: October 26, 2015
Page 5 of 5

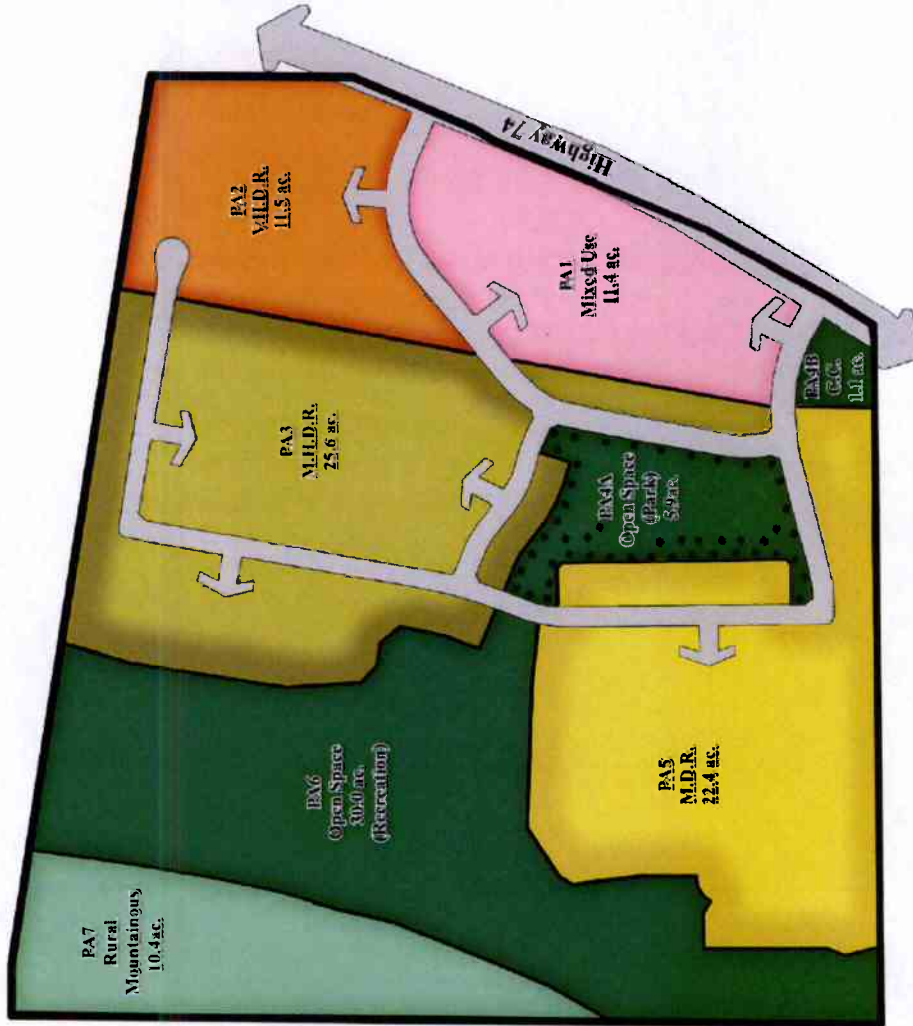
Date Prepared: 01/01/01
Date Revised: 09/18/15

Section I - Executive Summary

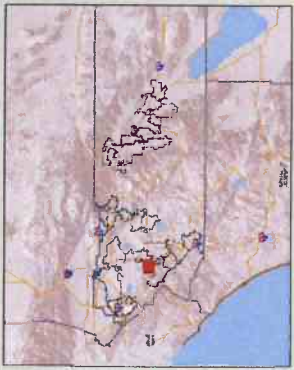
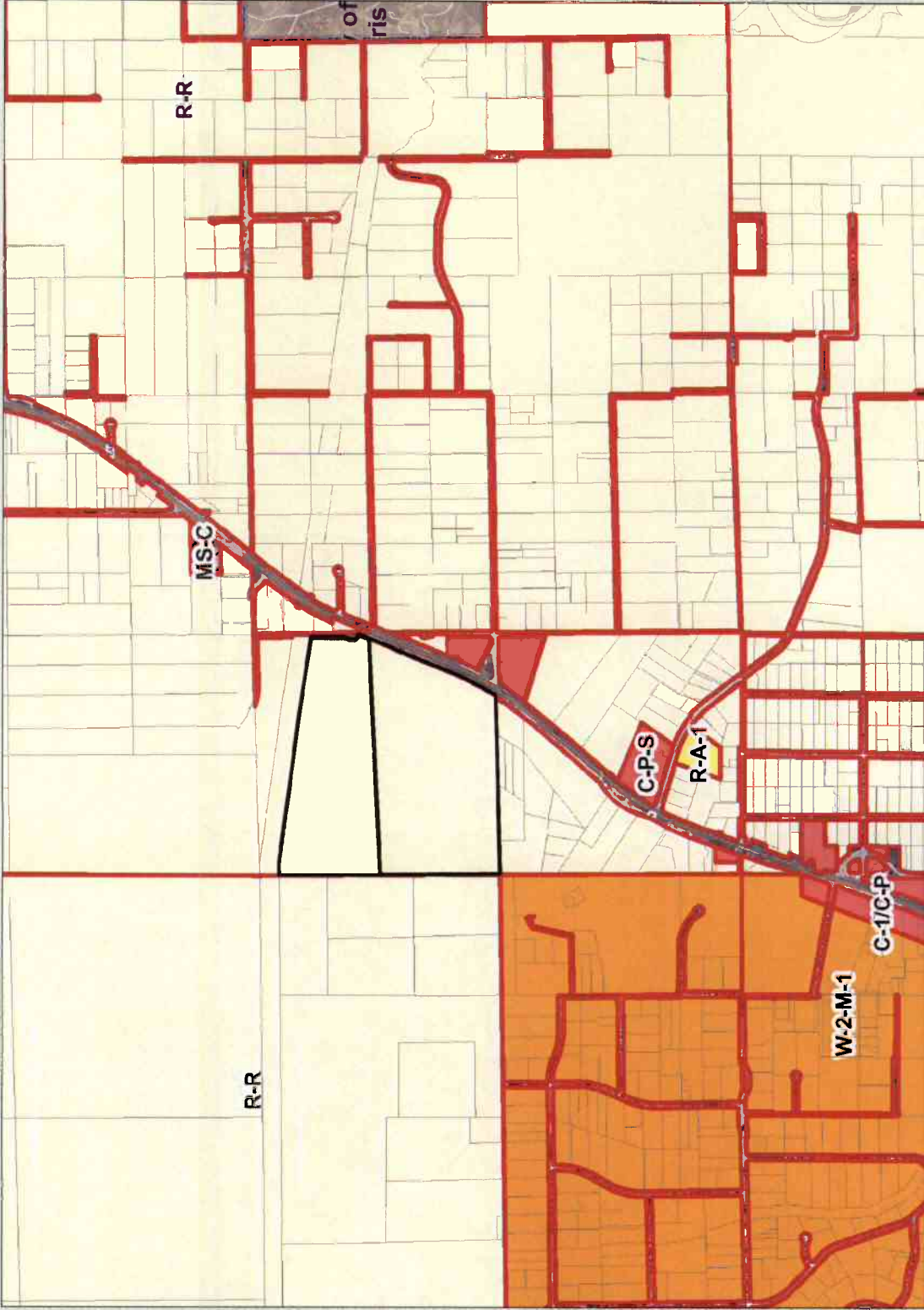
Table I-1
Specific Plan Land Use Summary

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

- 1 Includes Open Space - Recreation PA 3 Mini-Parks (±1.4) acres.
- 2 The target density within the Very High Density Residential and Mixed Use areas will be determined at the Plot Plan stage of development; however, the total number of units cannot exceed 247 overall, and cannot exceed the target range for each of the respective Planning Areas. A minimum of 49 units shall be constructed in PA1.



PM36453 Zoning Map



Legend

Zoning

[Red box]	<all other values>
[Light yellow box]	A-1
[Light yellow box]	A-1-1
[Light yellow box]	A-1-1 1/2
[Light yellow box]	A-1-1/2
[Light yellow box]	A-1-10
[Light yellow box]	A-1-15
[Light yellow box]	A-1-2
[Light yellow box]	A-1-2 1/2
[Light yellow box]	A-1-2 1/4
[Light yellow box]	A-1-20
[Light yellow box]	A-1-30000
[Light yellow box]	A-1-4
[Light yellow box]	A-1-40
[Light yellow box]	A-1-5
[Light yellow box]	A-2
[Light yellow box]	A-2-1
[Light yellow box]	A-2-10
[Light yellow box]	A-2-2
[Light yellow box]	A-2-2 1/2
[Light yellow box]	A-2-20
[Light yellow box]	A-2-5
[Light yellow box]	A-D
[Light yellow box]	A-P
[Light yellow box]	A-P-10
[Light yellow box]	A-P-2 1/2

Notes

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



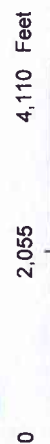
PM36453
Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

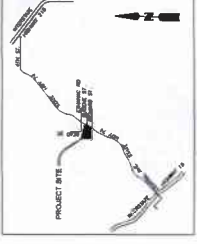
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REPORT PRINTED ON... 8/24/2015 4:22:09 PM

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IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 36453
 BEING A SUBDIVISION OF A PORTION PARCEL MAP NO. 21932, ON FILE IN BOOK 141, PAGES 78 THROUGH 81 OF
 PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
 UNITED ENGINEERING GROUP CA., INC MARCH 2015



VICINITY MAP
 N.T.S.

- GENERAL NOTES:**
1. ACCESS TO ALL PAVEMENTED AREAS SHALL BE PROVIDED BY THE SUBDIVISION.
 2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE LOCAL AGENCIES.
 3. THE SUBDIVISION SHALL BE SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.
 4. THE SUBDIVISION SHALL BE SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.
 5. THE SUBDIVISION SHALL BE SUBJECT TO ALL APPLICABLE RECORDS AND INSTRUMENTS.
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 20. THE SUBDIVISION SHALL BE SUBJECT TO ALL APPLICABLE RECORDS AND INSTRUMENTS.

UTILITY PURVIKES:
 ALL UTILITIES SHALL BE MAINTAINED WITHIN THE EXISTING RIGHT-OF-WAY. THE SUBDIVISION SHALL BE SUBJECT TO ALL APPLICABLE RECORDS AND INSTRUMENTS.

OWNER/APPLICANT:
 COLINAS DEL ORO
 14111 COLINAS DEL ORO, SUITE 100
 RIVERSIDE, CALIFORNIA 92504
 (951) 517-0174

ENGINEER:
 UNITED ENGINEERING GROUP
 14111 COLINAS DEL ORO, SUITE 100
 RIVERSIDE, CALIFORNIA 92504
 (951) 517-0174

- LEGEND:**
- PROPOSED BOUNDARY
 - EXISTING BOUNDARY
 - PROPOSED RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED STREET
 - EXISTING STREET
 - PROPOSED DRIVE
 - EXISTING DRIVE
 - PROPOSED ALLEY
 - EXISTING ALLEY
 - PROPOSED LOT
 - EXISTING LOT
 - PROPOSED TRACT
 - EXISTING TRACT



MARCH 2, 2015
 SHEET 1 OF 3
 PROJECT NUMBER
 CA-30043

COLINAS DEL ORO
 TENTATIVE PARCEL MAP
 NO. 36453



DATE: 3/2/2015
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DEAN C. PHILLIPS
 L.S. No. 8074



NO.	DATE	DESCRIPTION

LEGAL DESCRIPTION:
 THE PROJECT AREA IS LOCATED WITHIN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. THE PROJECT AREA IS DESCRIBED AS FOLLOWS:
 PARCELS 1, 2, 3 AND 4 AS SHOWN ON PARCEL MAP NO. 36453, AS SHOWN BY PARCEL MAP NO. 21932, ON FILE IN BOOK 141, PAGES 78 THROUGH 81 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PROJECT AREA/PARCEL BREAKDOWN:

TRACT	AREA (ACRES)
TRACT 1	100.00
TRACT 2	100.00
TRACT 3	100.00
TRACT 4	100.00
TRACT 5	100.00
TRACT 6	100.00
TRACT 7	100.00
TRACT 8	100.00
TRACT 9	100.00
TRACT 10	100.00
TRACT 11	100.00
TRACT 12	100.00
TRACT 13	100.00
TRACT 14	100.00
TRACT 15	100.00
TRACT 16	100.00
TRACT 17	100.00
TRACT 18	100.00
TRACT 19	100.00
TRACT 20	100.00

- EASEMENT NOTES:**
1. THE SUBDIVISION SHALL BE SUBJECT TO ALL APPLICABLE RECORDS AND INSTRUMENTS.
 2. THE SUBDIVISION SHALL BE SUBJECT TO ALL APPLICABLE RECORDS AND INSTRUMENTS.
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 20. THE SUBDIVISION SHALL BE SUBJECT TO ALL APPLICABLE RECORDS AND INSTRUMENTS.

PARCEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to a Schedule I subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres). This map is for financial purposes only. No grading of the site will be permitted.

10. EVERY. 1 SP- Definitions NOTAPPLY

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

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

CHANGE OF ZONE = Change of Zone No. 7143.

GPA = Comprehensive General Plan Amendment No. 743.

EIR = Environmental Impact Report No. 530.

10. EVERY. 2 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

PARCEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.) RECOMMND

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 NOTAPPLY

Specific Plan No. 364 shall include the following:

a. Specific Plan Document, which shall include:

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

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

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

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10. GENERAL CONDITIONS

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

6. Technical Appendices

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 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. PM36453 shall henceforth be defined as follow:

TENTATIVE MAP = Tentative Parcel Map No. PM36453, dated 04-20-15_.

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

10. EVERY. 3 SP - Ordinance Requirements NOTAPPLY

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

10. EVERY. 4 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.

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

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

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10. GENERAL CONDITIONS

10. EVERY. 4 SP - Limits of SP DOCUMENT (cont.) NOTAPPLY
standards.

10. EVERY. 5 SP - HOLD HARMLESS NOTAPPLY

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

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

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Parcel Map No. 36453 does not propose any grading improvements as part of this subdivision. A grading permit will not be issued, by the Building and Safety Department, for any parcel(s) of this subdivision - unless an

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10. GENERAL CONDITIONS

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION (cont.) RECOMMND

appropriate Land Use Permit has also been issued and approved, by the Planning Department, for that same parcel(s).

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

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

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

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

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

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

E HEALTH DEPARTMENT

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

All projects within the Specific Plan shall be required to connect to Elsinore Valley Municipal Water District (EVMWD). It is the responsibility of the each project to ensure that all requirements to obtain water and sewer service are met with EVMWD as well as all other applicable agencies.

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

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

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

PM 36453 is a proposal to subdivide 126.32 acres into 4 parcels with a minimum lot size of 20 gross acres in Meadow Brook area. The site is located northerly of Richard Street, southerly of Ethanac Road, and westerly of Highway 74.

The site is Parcel 2 of recorded Parcel Map 21632.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions (excluding driveways) in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.

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

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 I, 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.

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10. GENERAL CONDITIONS

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

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

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

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

10.PLANNING. 5 SP - UNANTICIPATED RESOURCES NOTAPPLY

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

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

10.PLANNING. 7 MAP- ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the SP_ zone.

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

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

10.PLANNING. 8 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

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

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 14

SP - MM-5.11-6

NOTAPPLY

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

10.PLANNING. 15

MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

(1) The MLD identified fails to make a recommendation; or

(2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

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10. GENERAL CONDITIONS

10.PLANNING. 15

SP - MM-5.11-7

NOTAPPLY

All Project workers exposed to noise levels above 80 dBA shall be provided with personal protective equipment for hearing protection (i.e., earplugs and/or earmuffs); areas where noise levels are routinely expected to exceed 80 dBA shall be clearly posted with signs requiring hearing protection be worn.

10.PLANNING. 16

MAP - UNANTICIPATED RESOURCES

RECOMMND

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

1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 16

SP - MM-5.11-8

NOTAPPLY

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

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10. GENERAL CONDITIONS

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

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

10.PLANNING. 19 SP - HISTORICAL INFO DISPLAY NOTAPPLY

The Community Center in Planning Area 4B shall contain an informational display regarding the history of the site's use as a mine.

Note- This Condition was added by the Planning Commission.

10.PLANNING. 22 SP - NO RESIDENTIAL PA 6 and 7 NOTAPPLY

No residential or commercial development shall occur in Planning Area's 6 and 7.

10.PLANNING. 23 SP - VINYL FENCING NOTAPPLY

Vinyl fencing may be used between homes.

Note- This Condition was added by the Planning Commission.

10.PLANNING. 24 MAP - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

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10. GENERAL CONDITIONS

10.PLANNING. 25 MAP - MITIGATION RECOMMND

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

10.PLANNING. 26 MAP - M/M PROGRAM (GENERAL) 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. 27 MAP - NON-IMPLEMENTING MAPS RECOMMND

"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."

10.PLANNING. 28 MAP - DURATION OF SP VALIDITY RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 28 MAP - DURATION OF SP VALIDITY (cont.) RECOMMND

issuance of the 613th building permit.]) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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

10.PLANNING. 29 MAP - SUBMIT FINAL DOCUMENTS RECOMMND

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

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

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

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

10.PLANNING. 30 MAP - ACOUSTICAL STUDY REQD RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 31

MAP - EA REQUIRED

RECOMMND

"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."

10.PLANNING. 32

MAP - ADDENDUM EIR

RECOMMND

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

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

10.PLANNING. 33

MAP - SUPPLEMENT TO EIR

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 33 MAP - SUPPLEMENT TO EIR (cont.) RECOMMND

significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

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

10.PLANNING. 34 MAP - SUBSEQUENT EIR RECOMMND

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

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

10.PLANNING. 35 MAP - COMPLETE CASE APPROVALS RECOMMND

"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, repectively. This condition may not be DEFERRED."

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10. GENERAL CONDITIONS

10.PLANNING. 36 MAP - COMPLETE CASE APPROVALS RECOMMND

"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, repectively. This condition may not be DEFERRED."

10.PLANNING. 37 MAP - AMENDMENT REQUIRED RECOMMND

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

10.PLANNING. 38 MAP - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance

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10. GENERAL CONDITIONS

10.PLANNING. 38 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

10.PLANNING. 39 MAP - MM-5.3-3 RECOMMND

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

10.PLANNING. 40 MAP - MM-5.13.2-1 RECOMMND

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

10.PLANNING. 41 MAP -LC LANDSCAPE CONCEPT PLAN RECOMMND

Provide two (2) sets of plans on 24" x 36" sheets at 20 scale that include a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859.2 (as adopted and any amendments thereto), and the Riverside County Guide to California

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10. GENERAL CONDITIONS

10.PLANNING. 41 MAP -LC LANDSCAPE CONCEPT PLAN (cont.) RECOMMND

Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

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

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

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

10.PLANNING. 42 MAP - NO GRADING PERMITTED RECOMMND

This map proposes a land division filed for the purposes of phasing or financing and shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.No grading shall be permitted.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall 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

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - STD INTRO 3 (ORD 460/461) (cont.) RECOMMND

tentative map correctly shows acceptable centerline elevations, 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 of approval 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.

10.TRANS. 1 GEN - SP LANDSCAPING PLANS INEFFECT

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

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.

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20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 SP - INDUSTRIAL HYGIENE NOTAPPLY

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

20.E HEALTH. 2 ENVIRONMENTAL CLEANUP PROGRAM INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the project applicant shall submit to the Department of Environmental Health, Environmental Cleanup Programs (ECP) an original copy of an Environmental Site Assessment (ESA), Phase 1 study. An ESA Phase 2 study may be required at the discretion of ECP if the information provided in the ESA Phase 1 indicates the requirements.

PLANNING DEPARTMENT

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

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.

20.PLANNING. 2 MAP- EXPIRATION DATE RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

BS GRADE DEPARTMENT

30.BS GRADE. 1 SP - CONTAMINATED SOIL NOTAPPLY

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

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

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

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

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

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

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

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

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

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

Prior to issuance of any building permit, the applicant/developer shall provide documentation that the soil

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30. PRIOR TO ANY PROJECT APPROVAL

30.BS GRADE. 3 SP - SOIL REMEDIATION COMPL (cont.) NOTAPPLY

remediation has been completed and is safe for the intended use.

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

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

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

EPD DEPARTMENT

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

a grading permit may be issued once the species has been actively relocated.

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

30.EPD. 2 SP - MBTA SURVEY NOTAPPLY

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

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

30.EPD. 3 SP - MITIGATION NOTAPPLY

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

In the document entitled Determination of Biologically Equivalent or Superior Preservation TR36450 and Colinas Del Oro Specific Plan 364, it is stated that to mitigate the direct effects on 0.622 acres of onsite riparian/riverine areas, Lansing Industries Inc., proposes to purchase 0.622

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 3 SP - MITIGATION (cont.) NOTAPPLY

acres of compensatory mitigation credits. This would be at a 1:1 ratio. The Environmental Programs Division will require mitigation credits to be purchased at a 2:1 ratio. The 2:1 ratio is the minimum standard for impacts to riparian/riverine areas.

PARKS DEPARTMENT

30.PARKS. 1 SP - TRAIL MAINT NOTAPPLY

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

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

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

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

"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 MET

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

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

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 NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as [eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended.][the issuance of the 613th building permit.]) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS NOTAPPLY

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:

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

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

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

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

30.PLANNING. 5 SP- PROJECT LOCATION EXHIBIT NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

30.PLANNING. 6 SP- ACOUSTICAL STUDY REQD NOTAPPLY

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

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

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

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

30.PLANNING. 12 SP - EA REQUIRED NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP - EA REQUIRED (cont.) NOTAPPLY

addressed in the EIR prepared for the SPECIFIC PLAN.

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

30.PLANNING. 13 SP - ADDENDUM EIR NOTAPPLY

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical informaiton (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

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

30.PLANNING. 14 SP - SUPPLEMENT TO EIR NOTAPPLY

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14

SP - SUPPLEMENT TO EIR (cont.)

NOTAPPLY

EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

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

30.PLANNING. 15

SP - SUBSEQUENT EIR

NOTAPPLY

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

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

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

30.PLANNING. 16

SP - COMPLETE CASE APPROVALS

NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS (cont.) NOTAPPLY

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

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

30.PLANNING. 17 SP - AMENDMENT REQUIRED NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18

SP- PARK AGENCY REQUIRED

NOTAPPLY

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

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

30.PLANNING. 20

SP- PA PROCEDURES

NOTAPPLY

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

SP- CC&R RES PUB COMMON AREA

NOTAPPLY

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

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

NOTAPPLY

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."

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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'

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Parcel: 345-200-013

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

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

NOTAPPLY

association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

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

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

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

PARCEL MAP Parcel Map #: PM36453

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28

SP - SKR FEE CONDITION

NOTAPPLY

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 126.4 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 29

SP - POST GRADING REPORT

NOTAPPLY

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

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

30.PLANNING. 30

SP- SCHOOL MITIGATION

NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30 SP- SCHOOL MITIGATION (cont.) NOTAPPLY

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

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

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

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

30.PLANNING. 34 SP *- ENTRY MONUMENTATION NOTAPPLY

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

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

- 1.An entry monument shall be shown on the Exhibit ____.
- 2.The entry monument shall be in substantial conformance to the design guidelines of Planning Area __ of the SPECIFIC