

**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:**

*Steve Weiss*

Steve Weiss, AICP  
Planning Director

(Continued on next page)

*Juan C. Perez*

Juan C. Perez  
TLMA Director

Departmental Concurrence

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**

On motion of Supervisor Ashley, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
Nays: None  
Absent: None  
Date: December 15, 2015  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By: *[Signature]*  
Deputy

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

**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.

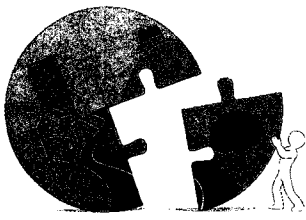
The Planning Director heard the above referenced project on October 27, 2015. At the public hearing the Planning Director heard public testimony (from the applicant) and discussed the project. At the conclusion of the public hearing the Planning Director approved the project.

**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**



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

105B

Steve Weiss, AICP  
Planning Director

**DATE: October 13, 2015**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department – Riverside**

**SUBJECT: Tentative Parcel Map No. 36453**

(Charge your time to these case numbers)

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

- Place on Administrative Action
  - Receive & File
  - EOT
- Labels provided If Set For Hearing
  - 10 Day  20 Day  30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
  - \*\*SELECT Advertisement\*\***
  - 10 Day  20 Day  30 day
- \*\*SELECT CEQA Determination\*\***
  - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)

**3 Extra sets were taken to:  
Clerk of the Board**

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

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

*"Planning Our Future... Preserving Our Past"*




**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** Staff's Recommendation:  
New Environmental Documents Required – **TENTATIVELY APPROVAL OF PARCEL**  
Applicant: Colinas Del Oro Land Co. – **MAP.**  
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](mailto:mstraite@rctlma.org). 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**

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Date Prepared: 01/01/01

Date Revised: 09/18/15

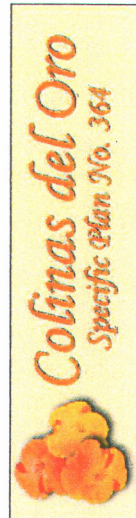
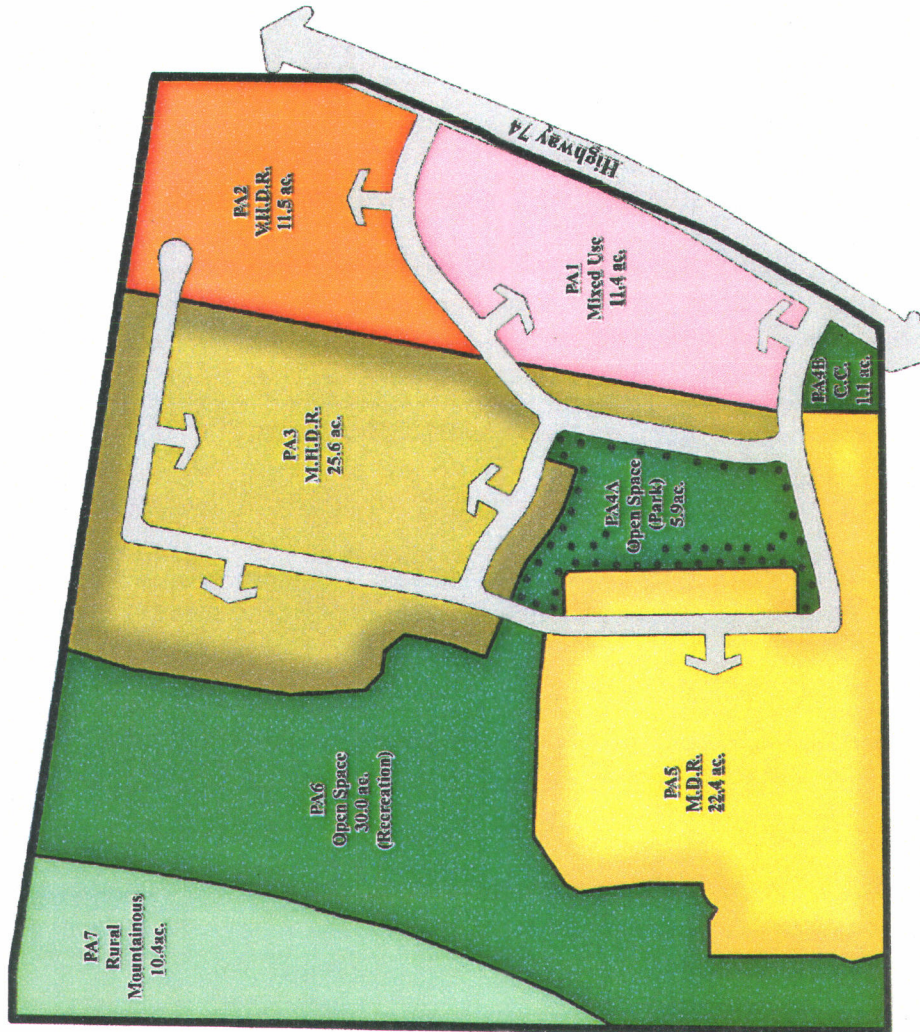
# Section I - Executive Summary

Table I-1  
Specific Plan Land Use Summary

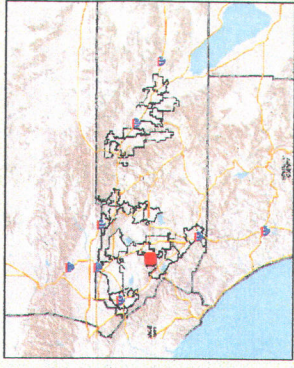
Land Use	Acres	Target Density	Target Dwelling Units	Project Density Range
<b>Residential</b>				
Medium Density Residential - PA 5 2-5 dwelling units per acre	22.4	3.6	80	43-107
Medium High Density Residential - PA 3 5-8 dwelling units per acre	25.6 <sup>1</sup>	6.4	163	120-193
Very High Density Residential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

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.

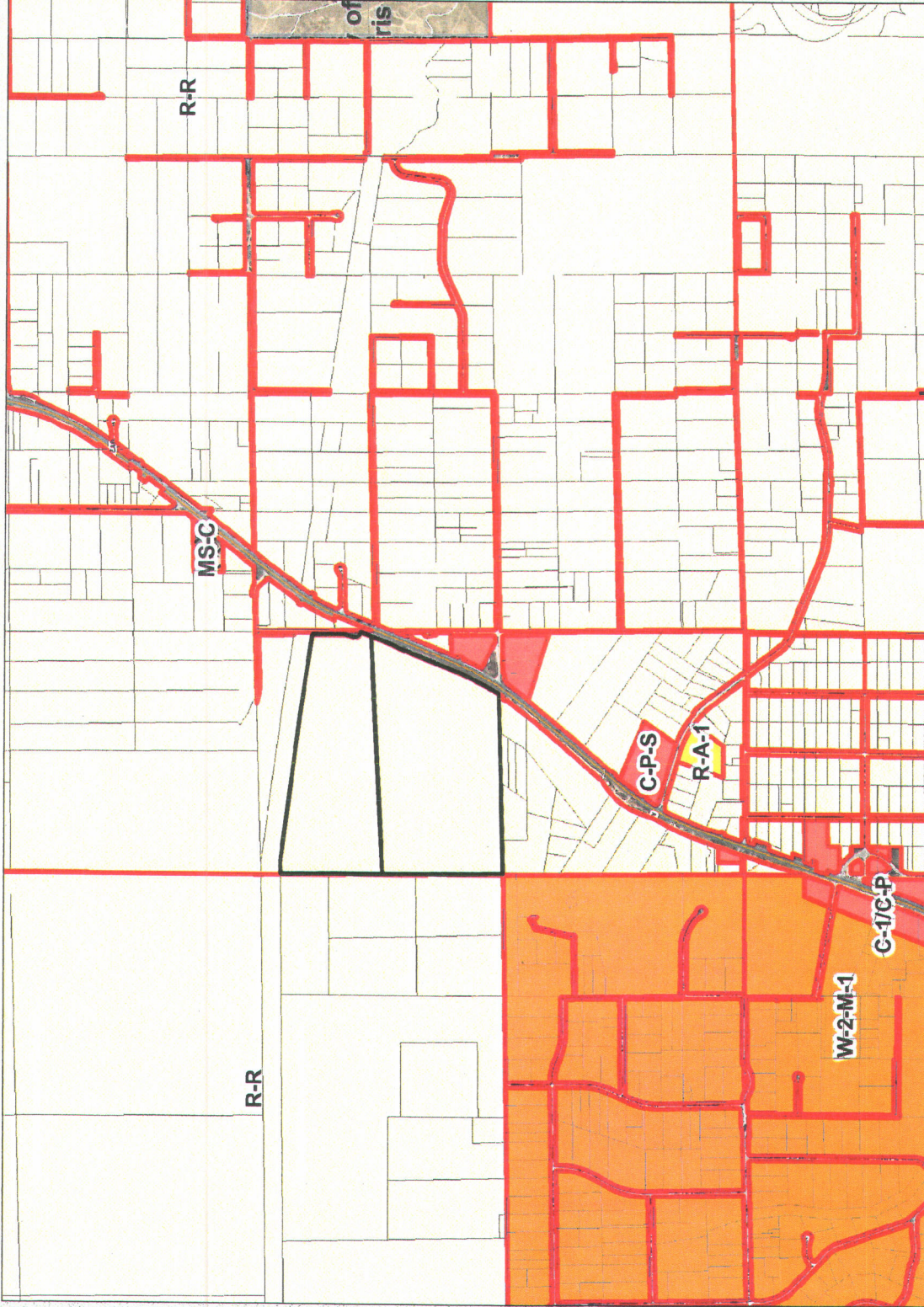


# PM36453 Zoning Map



## Legend

Zoning	Color
<all other values>	[Red outline]
A-1	[Light Green]
A-1-1	[Light Green]
A-1-1 1/2	[Light Green]
A-1-1/2	[Light Green]
A-1-10	[Light Green]
A-1-15	[Light Green]
A-1-2	[Light Green]
A-1-2 1/2	[Light Green]
A-1-2 1/4	[Light Green]
A-1-20	[Light Green]
A-1-30000	[Light Green]
A-1-4	[Light Green]
A-1-40	[Light Green]
A-1-5	[Light Green]
A-2	[Light Green]
A-2-1	[Light Green]
A-2-10	[Light Green]
A-2-2	[Light Green]
A-2-2 1/2	[Light Green]
A-2-20	[Light Green]
A-2-5	[Light Green]
A-D	[Light Green]
A-P	[Light Green]
A-P-10	[Light Green]
A-P-2 1/2	[Light Green]



## 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.



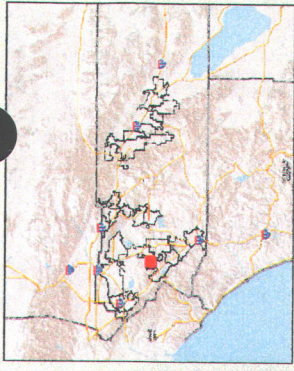
0 2,055 4,110 Feet



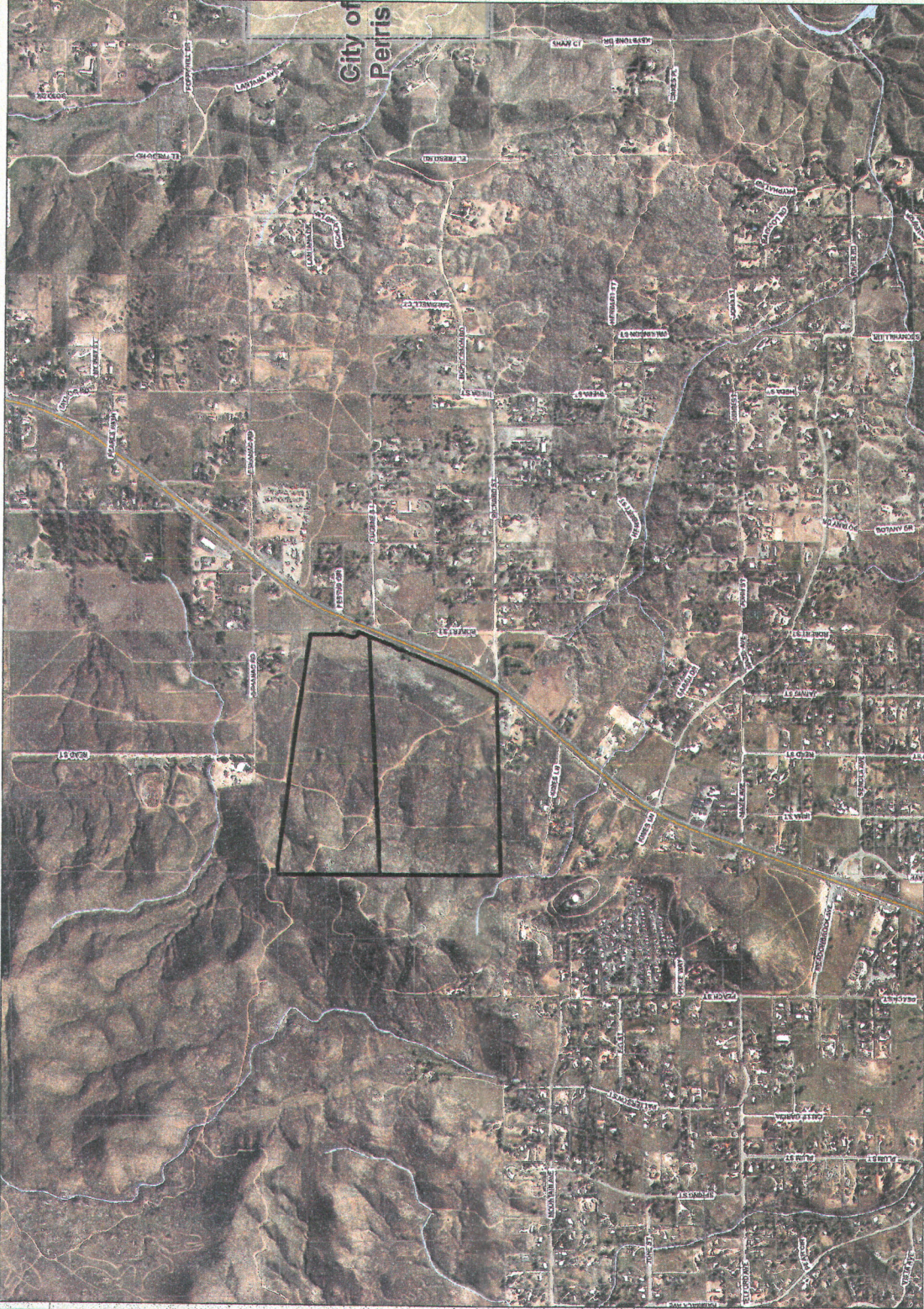
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# PM36453 Vicinity Map



- 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

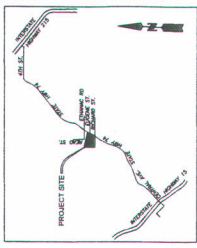
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IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 36453**  
 BEING A SUBDIVISION OF A PORTION PARCEL 2 AS SHOWN BY PARCEL MAP NO. 21632, ON FILE IN BOOK 141, PAGES 79 THROUGH 81 OF  
 PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA  
 UNITED ENGINEERING GROUP CA., INC. MARCH 2015



VICINITY MAP  
N.T.S.

- GENERAL NOTES:**
1. ASSessor's PARCEl NUMBERS, A.P.N.'S, AND THE PROJECT'S COMMUNITY PLAN ARE SHOWN ON THIS MAP. PARCEL MAP NO. 36453 IS A PROPOSED SCHEDULE "N" PARCEL MAP.
  2. THE PROJECT'S BOUNDARY LINES ARE SHOWN BY A DASHED LINE.
  3. EXISTING IMPROVEMENTS ARE SHOWN BY A DOTTED LINE.
  4. EXISTING PARCELS ARE Labeled WITH THEIR RESPECTIVE A.P.N.'S.
  5. THE 50% VERTICAL CURVE DATA IS SHOWN ON THIS MAP.
  6. THE 20% VERTICAL CURVE DATA IS SHOWN ON THIS MAP.
  7. THE 10% VERTICAL CURVE DATA IS SHOWN ON THIS MAP.
  8. THE 5% VERTICAL CURVE DATA IS SHOWN ON THIS MAP.
  9. THE 2% VERTICAL CURVE DATA IS SHOWN ON THIS MAP.
  10. THE 1% VERTICAL CURVE DATA IS SHOWN ON THIS MAP.
  11. THE 0.5% VERTICAL CURVE DATA IS SHOWN ON THIS MAP.
  12. THE 0.25% VERTICAL CURVE DATA IS SHOWN ON THIS MAP.
  13. THE 0.125% VERTICAL CURVE DATA IS SHOWN ON THIS MAP.
  14. THE 0.0625% VERTICAL CURVE DATA IS SHOWN ON THIS MAP.
  15. THE 0.03125% VERTICAL CURVE DATA IS SHOWN ON THIS MAP.
  16. THE 0.015625% VERTICAL CURVE DATA IS SHOWN ON THIS MAP.
  17. THE 0.0078125% VERTICAL CURVE DATA IS SHOWN ON THIS MAP.
  18. THE 0.00390625% VERTICAL CURVE DATA IS SHOWN ON THIS MAP.
  19. THE 0.001953125% VERTICAL CURVE DATA IS SHOWN ON THIS MAP.
  20. THE 0.0009765625% VERTICAL CURVE DATA IS SHOWN ON THIS MAP.

- UTILITY PURVEYORS:**
- WATER: ELIZABETH VALLEY MUNICIPAL WATER DISTRICT
  - SEWER: ELIZABETH VALLEY MUNICIPAL WATER DISTRICT
  - ELECTRIC: SOUTHERN CALIFORNIA Edison
  - TELEPHONE: SOUTHERN CALIFORNIA Edison
  - GAS: SOUTHERN CALIFORNIA GAS COMPANY
  - THE SHAWNEE CABLE
  - TELEVISION: SOUTHERN CALIFORNIA GAS COMPANY

**OWNER/APPLICANT:**

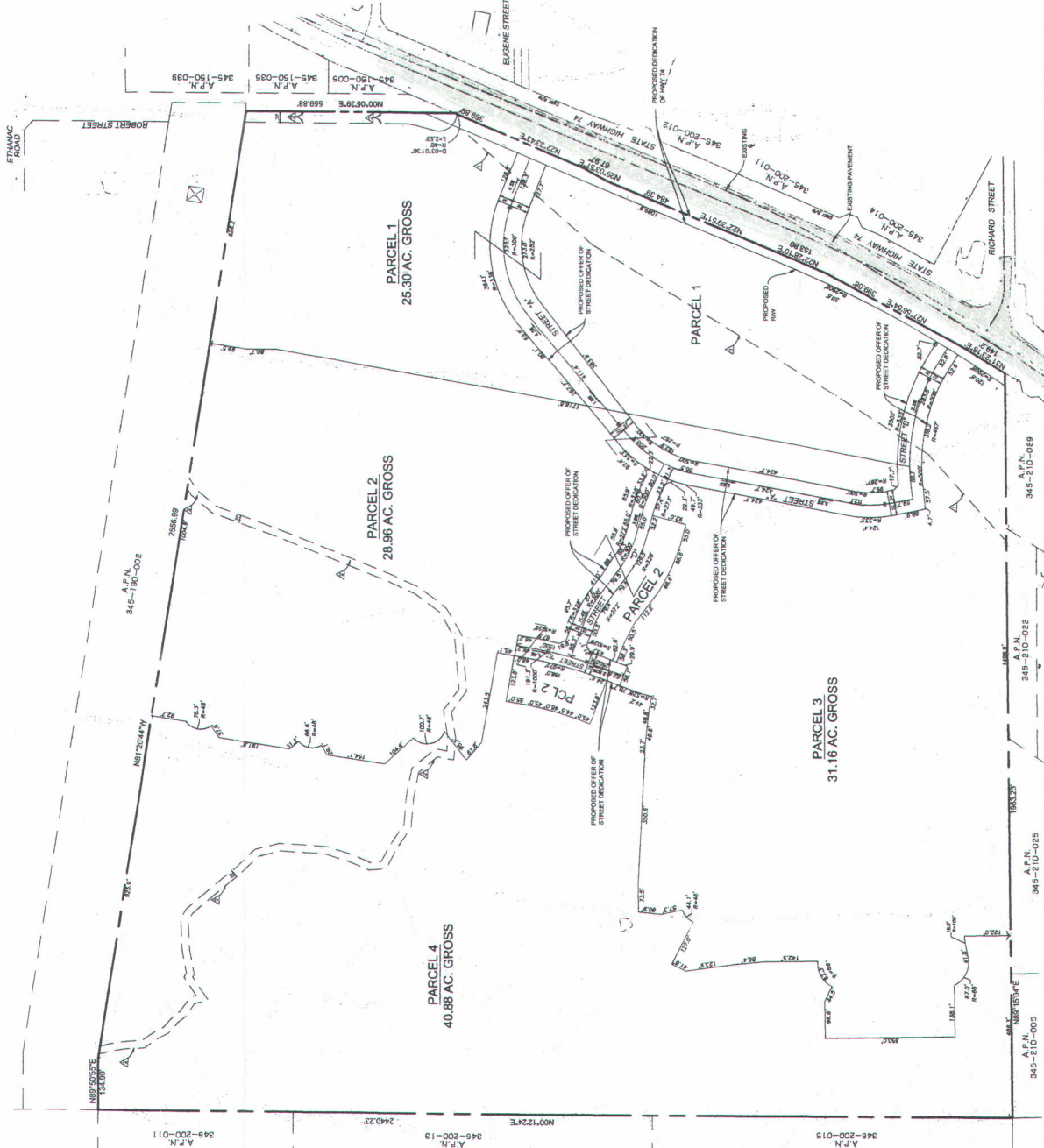
UNITED ENGINEERING GROUP  
 1300 W. HAVEN AVENUE, SUITE 100  
 SAN ANTONIO, TEXAS 78204  
 PH: 214-512-5700  
 FAX: 214-512-5700

**ENGINEER:**

UNIFIED ENGINEERING GROUP  
 1300 W. HAVEN AVENUE, SUITE 100  
 SAN ANTONIO, TEXAS 78204  
 PH: 214-512-5700  
 FAX: 214-512-5700

**LEGEND:**

- EXISTING UTILITY
- PROPOSED UTILITY
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- PROPOSED OFFER OF STREET DEDICATION
- EXISTING OFFER OF STREET DEDICATION
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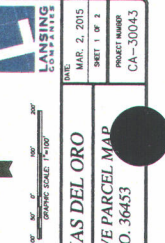
**LEGAL DESCRIPTION:**  
 THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: ALL THAT PORTION OF PARCEL 2 AS SHOWN BY PARCEL MAP NO. 21632, ON FILE IN BOOK 141, PAGES 79 THROUGH 81 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A SUBDIVISION OF A PORTION PARCEL 2 AS SHOWN BY PARCEL MAP NO. 21632, ON FILE IN BOOK 141, PAGES 79 THROUGH 81 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PROJECT AREA/PARCEL BREAKDOWN:**

PARCEL	NET AREA	GROSS AREA
1	24.98 AC.	25.30 AC.
2	27.88 AC.	28.96 AC.
3	29.90 AC.	31.16 AC.
4	38.80 AC.	40.88 AC.

**EASEMENT NOTES:**

- ALL EASEMENTS FOR PUBLIC UTILITIES, SERVICES, EGRESS, AND WATER ARE SHOWN ON THIS MAP AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- ALL EASEMENTS FOR PUBLIC UTILITIES, SERVICES, EGRESS, AND WATER ARE SHOWN ON THIS MAP AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- ALL EASEMENTS FOR PUBLIC UTILITIES, SERVICES, EGRESS, AND WATER ARE SHOWN ON THIS MAP AND SHALL REMAIN IN FULL FORCE AND EFFECT.



**COLINAS DEL ORO**  
 TENTATIVE PARCEL MAP  
 NO. 36453



DATE: MAR. 2, 2015  
 SHEET 1 OF 2  
 PROJECT NUMBER: CA-30043

NO.	REVISIONS	DESCRIPTION	DATE

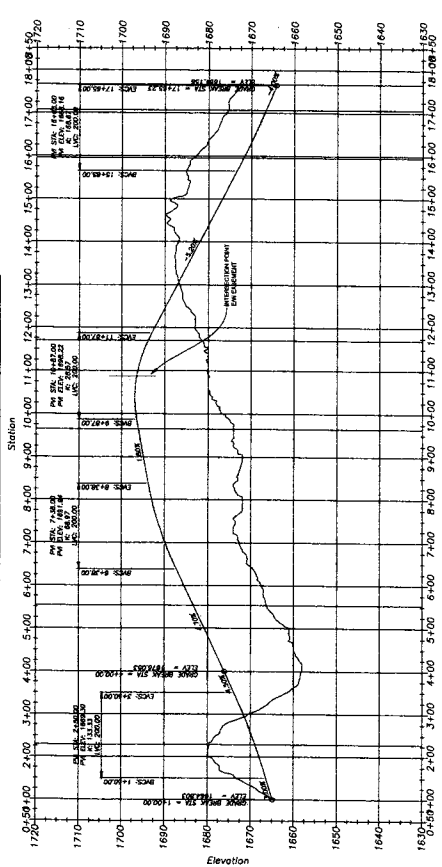
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 CHECKED BY: [Signature]  
 DATE: 3/2/2015  
 U.S. No. 6914

100% COMPLETE

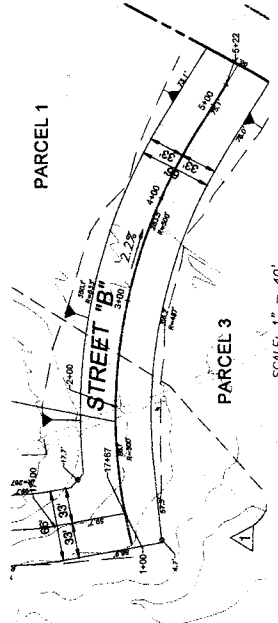
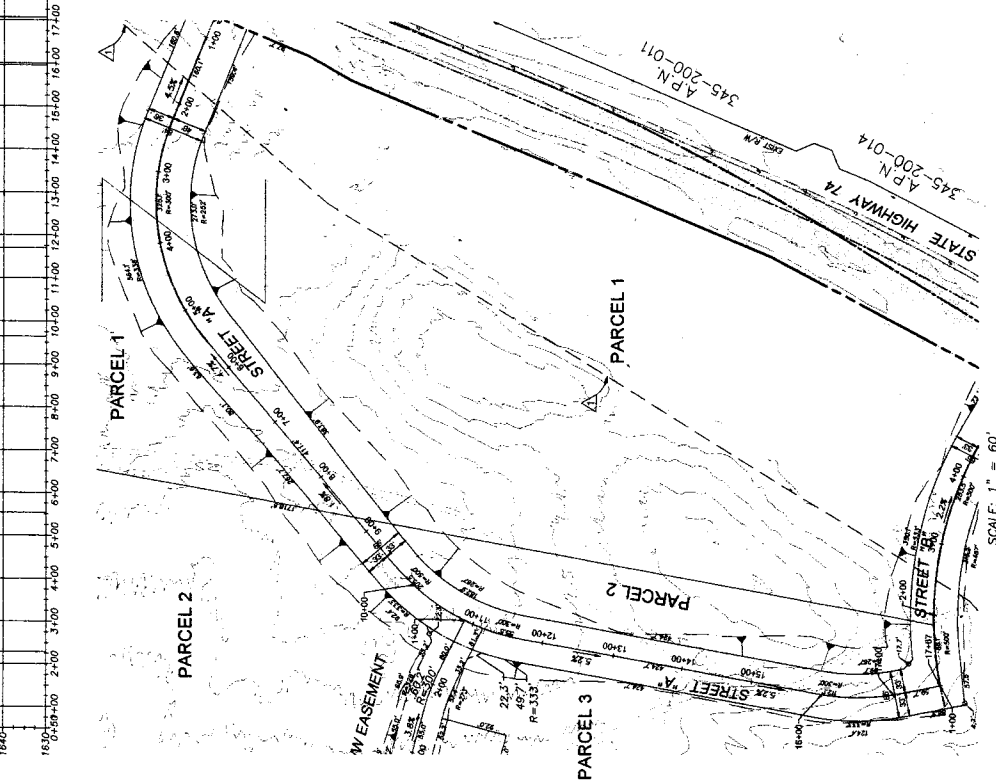
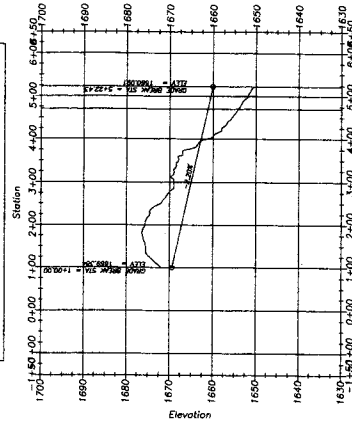
PLANNING, DESIGN, PERMITS, & CONSTRUCTION

DEAN C. PHILLIPS  
 U.S. No. 6914

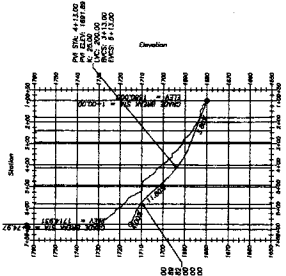
PROPOSED NORTH-SOUTH EASEMENT



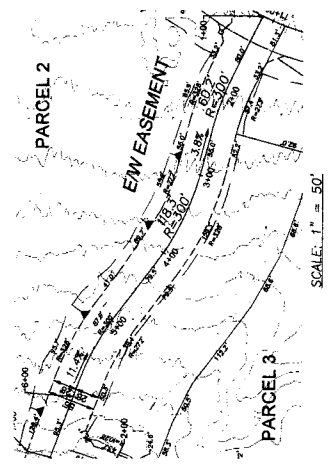
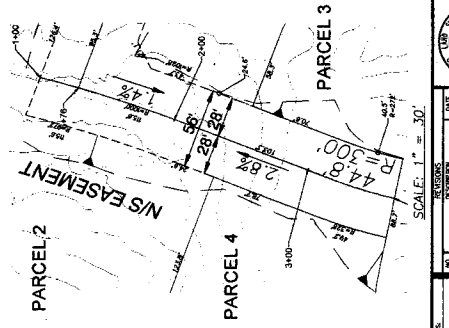
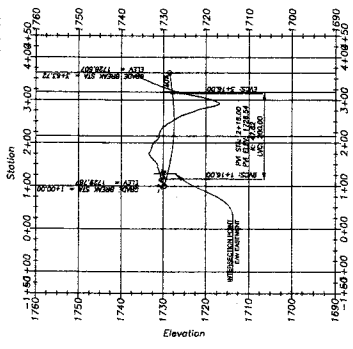
PROPOSED NORTH-SOUTH EASEMENT



PROPOSED EAST-WEST EASEMENT



PROPOSED NORTH-SOUTH EASEMENT



DATE	OCT. 31, 2014
SHEET 2 OF 2	
PROJECT NUMBER	CA-30043
COLINAS DEL ORO PRELIMINARY ROAD PLAN & PROFILE	
 united engineering group	
DESIGNED BY	DAVID C. PHILLIPS
CHECKED BY	DAVID C. PHILLIPS
DATE	11-06-2014
SCALE	AS SHOWN
PROJECT	COLINAS DEL ORO
LOCATION	COLINAS DEL ORO
DATE	11-06-2014
SCALE	AS SHOWN

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

CEL 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.



09/28/15  
07:52

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

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

CEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

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

PARCEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

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.

CEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

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.

PARCEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

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.

CEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

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.

PARCEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

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.

CEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

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.



PARCEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

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.

CEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

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.

PARCEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

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.

MAP Parcel Map #: PM36453

Parcel: 345-200-013

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

PARCEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

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, respectively. 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, respectively. 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

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 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."

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, repectively. 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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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."

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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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34            SP \*- ENTRY MONUMENTATION (cont.)            NOTAPPLY

PLAN, as shown on pages \_\_\_ to \_\_\_.  
3.Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 35            SP - CULTURAL RESOURCE PRO            NOTAPPLY

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

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

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

30.PLANNING. 36            SP - NATIVE AMERICAN MONITOR            NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36

SP - NATIVE AMERICAN MONITOR (cont.)

NOTAPPLY

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

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

NOTE:

- 1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.
- 2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.
- 3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.
- 4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is





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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 39 SP - MM-5.4-1 (cont.)

NOTAPPLY

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

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

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 a grading permit:

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

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

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 grading permits:

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

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

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:

Construction of the off-site water improvements will have

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42 SP - MM-5.4-4 (cont.)

NOTAPPLY

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

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

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 grading permits:

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

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

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 issuance of a grading permit:

The Project applicant(s) shall include the following wording in all construction contract documentation:  
If inadvertent discoveries of subsurface archaeological

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44

SP - MM-5.5-2 (cont.)

NOTAPPLY

resources are discovered during grading, work shall be halted immediately within 50 feet of the discovery and the Developer, the project archaeologist and the Pechanga appropriate Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the County Planning Director and a qualified, neutral archeologist hired by the applicant and the Tribe for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the County Planning Commission and/or Board of Supervisors. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, as defined by relevant state and local law, mitigation would be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4. (Revised per Planning Department).

30.PLANNING. 45

SP - MM-5.5-3

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 grading permits:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 45            SP - MM-5.5-3 (cont.)            NOTAPPLY

requirements for professional Tribal monitors during all ground-disturbing activities. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.

30.PLANNING. 46            SP - MM-5.6-1            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 grading permit final inspection approval:

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

30.PLANNING. 47            SP - MM-5.6-2            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 grading permit final inspection approval:

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

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

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30.PLANNING. 48                    SP - MM-5.6-3 (cont.)                    NOTAPPLY

on the implementing project:

Prior to grading permit final inspection approval:

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

30.PLANNING. 49                    SP - MM-5.6-4                    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 grading permit final inspection approval:

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

30.PLANNING. 50                    SP - MM-5.6-5                    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 grading permit final inspection approval:

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

30.PLANNING. 51                    SP - MM-5.6-6                    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. 51 SP - MM-5.6-6 (cont.)

NOTAPPLY

Prior to the issuance of a grading permit:

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

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

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 a building permit:

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

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

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 grading permits:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 54                    SP - MM-5.6-9                    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 grading permit final inspection approval:

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

30.PLANNING. 55                    SP - MM-5.6-10                    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 grading permits:

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

30.PLANNING. 56                    SP - MM-5.6-11                    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 map recordation:

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

30.PLANNING. 57                    SP - MM-5.6-13                    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. 57                    SP - MM-5.6-13 (cont.)                    NOTAPPLY

Prior to the issuance of grading permits:

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

30.PLANNING. 58                    SP - MM-5.6-14                    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 grading permits:

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

30.PLANNING. 59                    SP - MM-5.6-15                    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 issuance of grading permits:

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



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30. PRIOR TO ANY PROJECT APPROVAL

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

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 grading permit final:

The Project will be developed in compliance with the "Fill Placement" and "Rock Placement Guidelines" contained in the 2012 Geo Report. Oversized materials exist on-site and will be generated during some bedrock excavations, which will require specialized placement techniques during grading. No oversized materials greater than 8 inches in diameter, should be placed within 10 feet of finish grade. This will necessitate the need for scraper/dozer pits and/or rockfill blankets if the oversized materials cannot be reduced in size, during grading. Additionally, proper disclosure to all interested/affected parties, homeowners, and any homeowners association, will be required regarding the potential for difficult excavation, hard rock, oversize materials and their hold-down distances from finish grade, etc. Local utility entities may require a more stringent backfill grain size restriction (i.e., less than 4 inches in maximum size), which may require impact or select grading during utility backfill.

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

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 final grading permit:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 62

SP - MM-5.6-18

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 grading permit final inspection approval:

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

30.PLANNING. 63

SP - MM-5.6-19

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 grading permit final inspection approval:

Fill slopes should be properly built and compacted to a minimum relative compaction of 90 percent throughout, including the slope surfaces. Any cut slopes proposed should be designed at gradients of 2:1 and should not exceed 30 feet in height, without a specific slope stability evaluation. While stabilization of such cut slopes is not currently anticipated, locally adverse geologic conditions (e.g., adverse joints and/or fractures, discontinuities, etc.) may be encountered which may require remedial grading or laying back of the slope to an angle flatter than the adverse geologic condition. In addition, existing natural slopes that remain outside areas of proposed development, may be prone surficial instability, as was noted during our previous investigation of the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 63                    SP - MM-5.6-19 (cont.)                    NOTAPPLY

property (GSI, 2006). These natural slopes should have drainage directed away from their tops and bottoms, and will also require regular and periodic maintenance. General guidelines for slope construction are presented in Appendix E. At a minimum, the proposed slopes should be constructed in accordance with 2010 CBC (CBSC, 2010) requirements. Irrigation of natural slopes is not recommended.

30.PLANNING. 64                    SP - MM-5.6-20                    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 grading permits:

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

30.PLANNING. 65                    SP - MM-5.6-21                    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 grading permits:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 65            SP - MM-5.6-21 (cont.)            NOTAPPLY

site development to further evaluate the preliminary test results obtained.

30.PLANNING. 66            SP - MM-5.6-22            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 grading permits:

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

30.PLANNING. 67            SP - MM-5.7-1            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 grading permit final inspection approval:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 67            SP - MM-5.7-1 (cont.)            NOTAPPLY

documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area.

30.PLANNING. 68            SP - MM-5.7-2            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 grading permit final inspection:

If an unknown contaminated area is exposed during construction, the following actions will be implemented: any contamination found during construction will be reported to the Riverside County Site Cleanup Program and all of the sampling or remediation related to the contamination will be conducted under the oversight of the Riverside County Site Program; construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be identified; a qualified professional (industrial hygienist or chemist) shall test the contamination and determine the type of material and define appropriate remediation strategies; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area.

30.PLANNING. 69            SP - MM-5.7-3            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. 69 SP - MM-5.7-3 (cont.)

NOTAPPLY

Prior to the issuance of grading permits:

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

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

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 grading permits:

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

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

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 grading permits:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 72

SP - MM-5.7-6

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 grading permits:

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

30.PLANNING. 73

SP - MM-5.7-7

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 grading permits:

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

30.PLANNING. 74

SP - MM-5.7-8

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 grading permit final inspection approval:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 75

SP - MM-5.7-9

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 grading permit final inspection approval :

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

30.PLANNING. 76

SP - MM-5.7-10

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 grading permit final inspection approval:

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

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

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

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



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 77

SP - MM-5.7-11

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 issuance of grading permits:

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

Explosive handling

Chemical exposure

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

The following shall be required:

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

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

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

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

When blasting is done in congested areas or in close proximity to a structure, railway, or highway, or any other installation that may be damaged, the blast shall be

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 77

SP - MM-5.7-11 (cont.)

NOTAPPLY

covered before firing with a mat constructed so that it is capable of preventing fragments from being thrown. Appropriate provisions (water) shall be available in brush areas to extinguish a fire that may occur as a result of blasting operations.

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

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

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

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

- 1.The suspension of all blasting operations and removal of persons from the blasting area during the approach and progress of an electric storm, or sand or dust storm.
- 2.The posting of signs warning against the use of mobile radio transmitters on all access roads between 1,000 feet and 3,000 feet of the blasting operations. The sign shall be in contrasting 8 inch letters on a white background and shall read "BLASTING AREA-NO RADIO TRANSMITTING". Signs shall be displayed only at time of blasting.
- 3.No electric blasting shall be done under overhead electric lines, or at such distance where it is possible for the blasting line to be blown in contact with any electric line unless the power in the energized line is shut-off or unless show blow deflectors, hold downs, mats, logs, or other material are placed over the charge to

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30. PRIOR TO ANY PROJECT APPROVAL

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

confine the blast.

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

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

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

7. Empty boxed and paper, plastic or fiber packaging material which has previously contained explosive materials shall not be reused, and shall be disposed of in an appropriate manner.

8. Explosive materials shall not be abandoned.

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

30.PLANNING. 78            SP - MM-5.8-1            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 grading permit final inspection approval:

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

30.PLANNING. 79            SP - MM-5.10-1            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 grading permits:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 79                    SP - MM-5.10-1 (cont.)                    NOTAPPLY

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

30.PLANNING. 80                    SP - MM-5.10-2                    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 grading permit final inspection approval:

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

30.PLANNING. 81                    SP - MM-5.10-3                    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 grading permit final inspection approval:

For shafts, the anticipated remedial measure would consist of the removal of all near surface loose soil and rock within the shaft opening, the placement of a lean concrete slurry plug and/or concrete cap, in-turn capped with a minimum of 5 feet of compacted fill, and incorporating structural setbacks near the shaft opening. These recommendations assume that the shaft is poorly backfilled. If the quality (relative compaction) of the shaft backfill is better than anticipated, these remedial recommendations may be modified somewhat, based on review and approval by the controlling authorities. The preliminary remedial measures for stope areas might consist of, but may not be limited to, backfilling the near surface workings with onsite materials, imported crushed rock, or a lean concrete slurry. All test excavations, shafts, and/or stopes identified onsite, should be surveyed and properly abandoned following local and State requirements can be refined based on the requirements of the controlling authorities and conditions exposed in the field prior to

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 81            SP - MM-5.10-3 (cont.)            NOTAPPLY

and/or during earthwork construction. If additional concealed mine workings or other subsurface structures are uncovered/revealed during grading, they will need to be further evaluated on a case-by-case basis to determine what, if any, remedial measures or recommendations, consistent with the Mitigation Measures, are considered warranted.

30.PLANNING. 82            SP - MM-5.10-4            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 issuance of grading permits:

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

30.PLANNING. 83            SP - MM-5.10-5            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 issuance of grading permits:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 84

SP - MM-5.10-6

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 issuance of grading permits:

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

30.PLANNING. 85

SP - MM-5.11-1

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 building permit final inspection approval:

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

30.PLANNING. 86

SP - MM-5.11-9

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 grading permits:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 86 SP - MM-5.11-9 (cont.)

NOTAPPLY

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

- 1.Type of blasting media to be used (TNT, ANFO, etc.).
- 2.Drilling method. Bore hole diameter, depth of bore hole, number of holes per shot, stemming, burden, weight/volume of explosives, accelerants, fuse types, etc.
- 3.Amount of material expected to be produced per blast.
- 4.Monitoring plans for blast-induced ground vibrations and air overpressure (sound).
- 5.Monitoring plans for drilling-induced ground vibrations and noise impacts on all surrounding uses, including wildlife.
- 6.Monitoring plans for potential adverse effects caused by blasting relative to slope stability.
- 7.Monitoring plans for potential adverse effects caused by blasting relative to the hydrologic characteristics of the rock body.
- 8.Recommendations for minimizing any potential drilling and blasting impacts, as appropriate.
- 9.All necessary blasting permits.

30.PLANNING. 87 SP - MM-5.11-10

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 issuance of building permits:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 87

SP - MM-5.11-10 (cont.)

NOTAPPLY

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

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

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

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

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

30.PLANNING. 88

SP - MM-5.11-11

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 building permit final inspection approval:

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



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30. PRIOR TO ANY PROJECT APPROVAL

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

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:

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

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

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:

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

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

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 issuance of building permits:

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 91

SP - MM-5.16.3-1 (cont.)

NOTAPPLY

- i) Tankless water heaters
  - ii) High efficiency lighting
  - iii) Low energy HVAC systems with tighter HVAC ducts
  - iv) Improved drywall, insulation and sealing installation
  - v) "Cool roofs" reflect the sun's light back to the sky
  - vi) Heat-repelling radiant barrier roof foil reflect the sun's heat back to the sky
  - vii) Double-paned windows
  - viii) Dual-glazed, Lo E2 windows
  - ix) Other energy conservation measures developed between 2011 and 2017 when the propose project is envisioned to begin actual construction.
2. To utilize energy efficiently, homebuilders shall install Energy Star-rated model appliances, if the homebuilder chooses to install major appliances such as a dishwasher, washing machine, and refrigerator in the new residential units.
  3. To utilize energy efficiently, major appliances installed in large public buildings (library, public community center, schools, and joint-use facilities) and large private recreation buildings shall be Energy Star-rated .
  4. To utilize energy efficiently, street lights shall be installed with energy-efficient lighting, such as approved LED lights the meet the requirements of County Ordinance No. 655.
  5. To increase renewable energy sources and reduce greenhouse gas emissions, large public buildings (library, public community center, schools, and joint-use facilities) and large private recreation buildings shall be installed with solar panels, photovoltaic cells, solar thermal systems or other renewable energy generating technology.
  6. To increase renewable energy sources and reduce greenhouse gas emissions, homebuilders shall offer to home buyers solar panels, photovoltaic cells, solar thermal systems or other renewable energy generating technology as part of the homebuilder's option program.
  7. Where professional management is available, such as an HOA, recycled water shall be used in residential front-yards and backyards, i.e. private common area, and in adjacent street parkways, subject to EVMWD and County approvals.
  8. Where professional management is not available, grass turf (live not artificial) shall be limited to 33% of the landscaped area of a conventional single-family detached lot.

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30. PRIOR TO ANY PROJECT APPROVAL

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

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 recordation of a map:

The current or subsequent project applicant shall construct, or enter into an agreement and post security, in a form and amount acceptable to the Building and Safety Department, guaranteeing the undergrounding of proposed utility distribution lines in conformance with applicable County standards and the County's Capital Improvement Policy.

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

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 issuance of grading permits:

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

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

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 grading permit final inspection approval:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 95

SP - MM-5.16.4-1

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 issuance of building permits:

The project proponent shall recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of the project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program - Form B and Form C to ensure compliance. Form B - Recycling Plan must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety, Form C - Reporting Form must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior building final inspection.

30.PLANNING. 96

SP - MM-5.16.4-2

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 recordation of a map:

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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 issuance of building permits:

To assure compliance with the California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials, for any multi-unit residential, commercial or industrial facilities, clearance from the Riverside County Waste Management Department is needed to verify compliance with AB 1327 in terms of installation of recycling access areas at these facilities.

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

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 issuance of grading permits:

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

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

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 GRADING PERMIT FINAL INSPECTION APPROVAL:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.100

SP - RIGHT TO FARM

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 MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be similar to the requirements of Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

TRANS DEPARTMENT

30.TRANS. 1

SP - LC LANDSCAPE CONCEPT PLAN

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:

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 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)

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - LC LANDSCAPE CONCEPT PLAN (cont.) NOTAPPLY

should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The Conceptual Landscape Plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

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

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

30.TRANS. 2 SP LC LNDSCP CMN AREA MNTNNC 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:

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

b. Unless otherwise provided for in these conditions of

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2                      SP LC LNDSCP CMN AREA MNTNNC (cont.)                      NOTAPPLY

approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.
- d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859.2 (as adopted and any amendments thereto). Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859.2 (as adopted and any amendments thereto). to, the following: Planning Area(s) Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859.2 (as adopted and any amendments thereto). The project is required to connect to a reclaimed water system when available

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

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

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



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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4

SP - SP364/TS CONDITIONS (cont.)

NOTAPPLY

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

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

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

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

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

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

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

30.TRANS. 5

SP - SP364/IMPROVEMENTS

NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

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

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

- Northbound: two through lanes
  - Southbound: one left-turn lane, two through lanes, one right-turn lane
  - Eastbound: one right-turn lane
  - Westbound: one shared left-turn/right-turn lane
- NOTE: The southbound right-turn lane may utilize the project frontage improvements on SR-74 to establish a right-turn lane if sufficient pavement is provided. The project access shall be restricted to right-in/right-out turning movements while maintaining the existing southbound left-in and westbound left-out at Richard Street. The project shall provide a raised median design that shall enforce these turning provisions.

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8                      SP - SP364/TS GEOMETRICS (cont.)                      NOTAPPLY

Westbound: N/A

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

or as approved by the Transportation Department.

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

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

30.TRANS. 9                      SP - SP364/TS INSTALLATION                      NOTAPPLY

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

Signals not eligible for fee credit:  
SR-74 (NS) at Project North Access (EW)

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

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

or as approved by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1

MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

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

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

50.FIRE. 2

MAP-#73-ECS-DRIVEWAY REQUIR

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2013 CFC, and will have a vertical clearance of 13' 6". Access will be designed to withstand the weight of 75 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 3

MAP-#67-ECS-GATE ENTRANCES

RECOMMND

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

50.FIRE. 4

MAP-#88-ECS-AUTO/MAN GATES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 4                      MAP-#88-ECS-AUTO/MAN GATES (cont.)                      RECOMMND

Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

PLANNING DEPARTMENT

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

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

50.PLANNING. 7                      MAP- QUIMBY FEES (1)                      RECOMMND

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

50.PLANNING. 13                      MAP - FINAL MAP PREPARER                      RECOMMND

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

50.PLANNING. 14                      MAP - ECS SHALL BE PREPARED                      RECOMMND

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

50.PLANNING. 15                      MAP - ECS EXHIBIT                      RECOMMND

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 15                   MAP - ECS EXHIBIT (cont.)                   RECOMMND

and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

50.PLANNING. 18                   MAP - COMPLY WITH ORD 457                   RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 20                   MAP - FEE BALANCE                   RECOMMND

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

50.PLANNING. 23                   MAP - ECS NOTE MT PALOMAR LIGH                   RECOMMND

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

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

50.PLANNING. 27                   MAP- PA PROCEDURES                   NOTAPPLY

"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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 27            MAP- PA PROCEDURES (cont.)            NOTAPPLY  
Supervisors."

50.PLANNING. 28            MAP- CC&R RES PUB COMMON AREA            NOTAPPLY

"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:

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 28

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

NOTAPPLY

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."

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



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 28 MAP- CC&R RES PUB COMMON AREA (cont.) (cont.) NOTAPPLY

retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

50.PLANNING. 29 MAP- CC&R RES PRI COMMON AREA NOTAPPLY

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

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

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

CEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

50. PRIOR TO MAP RECORDATION

50.PLANNING. 29                    MAP- CC&R RES PRI COMMON AREA (cont.)                    NOTAPPLY

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."

50.PLANNING. 30                    MAP- MM-5.6-11                    NOTAPPLY

Prior to map recordation:

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

50.PLANNING. 31                    MAP- MM-5.16.3-2                    NOTAPPLY

Prior to recordation of a map:

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

PARCEL MAP Parcel Map #: PM36453

Parcel: 345-200-013

50. PRIOR TO MAP RECORDATION

50.PLANNING. 31                    MAP- MM-5.16.3-2 (cont.)                    NOTAPPLY

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

50.PLANNING. 32                    MAP- MM-5.16.4-2                    NOTAPPLY

Prior to recordation of a map:

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

50.PLANNING. 33                    MAP- RIGHT TO FARM                    NOTAPPLY

PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be similar to the requirements of Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

50.PLANNING. 34                    MAP-LC LNDSCP CMN AREA MNTNNC                    NOTAPPLY

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

a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The