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# RIVERSIDE COUNTY **PLANNING DEPARTMENT**

## Memorandum

**DATE:** November 14, 2017  
**TO:** Board of Supervisors  
**FROM:** Russell Brady, Project Planner  
**RE:** Item 19.1 – Mitigation Measures and Condition Updates

Attached are further updates to conditions of approval for the project as listed below. The change to Mitigation Measure BIO 9 does not require recirculation of the Environmental Impact Report.

1. 30.PLANNING.162 – Incorporated maximum lighting impact standard to SJWA of 1 foot candle
2. 30.PLANNING.164 – MM BIO 9. Updated to reflect recent discussions with U.S. and California Fish & Wildlife regarding review of implementing projects' drainage and water quality.
3. 30.TRANS.004 – Correction to reference appropriate section in the Development Agreement
4. 30.TRANS.007 – Pursuant to request from City of Perris, included provision for City of Perris to participate in subsequent traffic studies.
5. 30.PLANNING.42 – Corrected "maximum" to "minimum" in reference to minimum number of units to designate.

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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 limit potential impacts to the San Jacinto Wildlife Area, the following design measures shall be incorporated into the design and operation of any development within Planning Areas 24 and 25 of the SPECIFIC PLAN.

1. In addition to the height limitations specified in the SPECIFIC PLAN zoning ordinance, buildings over 1 story in height shall be incorporate features to reduce bird strikes, as outlined in the "Reducing Bird Collisions with Buildings and Building Glass Best Practices" Dated July 2016 from US Fish and Wildlife Service, and the LEED Pilot Credit 55: Bird Collision Deterrence dated 2011 recommendations from the US Green Building Council, or any such updated documents at the time implementing projects are proposed.

2. Block walls with a minimum height of six (6) feet shall be constructed around the edge of Planning Areas 24 and 25 or alternatively along the perimeter of any individual development within Planning Areas 24 and 25 prior to the commencement of construction of any building, allowing for breaks for ingress and egress, line of sight and for height restrictions as the walls approach Ramona Expressway or Mid County Parkway.

3. Trash containers shall be enclosed in lockable trash enclosure areas.

4. All landscaping shall be native drought tolerant species, and shall avoid any plants on the list specified in the Western Riverside Multiple Species Habitat Conservation Plan in Table 6-2 adjacent to MSHCP Conservation Areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

5. All on-site lighting shall not exceed an average intensity of one foot-candle at ground level at the property boundary of the San Jacinto Wildlife Area.

This condition shall apply to any implementing projects that are located within Planning Areas 24 and 25 of the SPECIFIC PLAN. If the implementing project is not located within either of these Planning Areas, this condition shall be set to 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 allow for future flexibility in the hydrological function of the project drainage system so as to best meet the needs of the ~~off-site wetlands in the~~ San Jacinto Wildlife Area (SJWA), the San Jacinto River as well as the on-site vernal pool areas, the detention basin adjacent to the MWD aqueduct and/or water quality basins shall be designed to allow flows to be detained (as currently planned) or to bypass (completely or partially) the basin(s) such that greater flows can be released to the ~~SJWA property wetland area~~ to most closely mimic existing conditions in the 2-year and 10-year storm. During basin design, consultation shall occur between the applicant, County, Riverside County Flood Control and Water Conservation District, and California Department of Fish and Wildlife Staff to vet the objectives of the drainage system to maintain existing flows to the San Jacinto Wildlife Area and allowing flexibility in the future amount of flows requested by California Department of Fish and Wildlife Staff. Prior to approval of basin design by the County and/or Riverside County Flood Control and Water Conservation District, an Operation and Maintenance (O&M) Plan shall be developed by the applicant in consultation with ~~and approval by~~ California Department of Fish and Wildlife Staff. The O&M Plan shall include, but not be limited to: management objectives and strategies that outline how objectives are met; specification of the conditions under which maintenance will be done; scheduling of maintenance activities and frequency at which they will be performed; and monitoring, record keeping and evaluation frequency.

The intent of the drainage system design is to treat The Villages of Lakeview on-site storm water in compliance with existing water quality regulations (i.e., National Pollutant Discharge Elimination System) and release flows to the San Jacinto Wildlife Area at the discretion of California Department of Fish and Wildlife Staff. Compliance with existing regulations achieves this intent such that no pollutants of concern will be inadvertently discharged outside the project boundary in excess of regulatory standards.

This condition implements Mitigation Measure Bio 9 of the EIR. This condition shall apply to any implementing project that causes the need for the basins and the weir system. If any implementing projects do not cause the need for these basins or weir system, this condition shall be set to NOTAPPLY for that implementing project. CDFW staff will cooperate and participate in a timely manner that will not unreasonably impede the processing of the project.

**30.TRANS**

**004**

PRIOR TO ANY PROJECT  
APPROVAL

**SP - DA/TRAFFIC FACILITY FEE**

**Status:**

**RECOMMND**

**Conditions:**

**Informational**

In order to provide funding for traffic improvements (or portions thereof) that are not currently included in the Development Impact Fees or WRCOG TUMF for (i) certain traffic improvements outside the Project ("County Traffic Improvements") and (ii) certain traffic improvements outside the Project but within incorporated areas or under Caltrans jurisdiction ("Multi Jurisdictional Traffic Improvements"), the Project shall be subject to a fee schedule for Additional Traffic Facilities as shown below.

The Fee Schedule for Additional Traffic Facilities is as follows:

Land Use	Supplemental Fee/Unit	Multi-Juris. Fee/Unit
Single Family	\$2,000/DU	\$365/DU
Multi Family	\$1,764/DU	\$322/DU
Townhouse/Condominium	\$1,541/DU	\$281/DU
Senior Housing	\$976/DU	\$178/DU
Shopping Center/Retail	\$4.26/SF	\$0.94/SF
General Office	\$4.26/SF	\$0.94/SF
Medical Office	\$4.26/SF	\$0.94/SF
Light Industrial	\$4.26/SF	\$0.94/SF

The fees listed above shall be escalated as outlined in the Section ~~4.2.34.2.4~~ of the Development Agreement for SP342.

The COUNTY expects to enter into agreements with cities and Caltrans with respect to the Multi Jurisdictional Traffic Improvements for the disbursement of Multi Jurisdictional Traffic Fees to the cities and Caltrans and their construction of the Multi Jurisdictional Traffic Improvements. The COUNTY shall apply the County Supplemental Traffic Fees to construct the County Traffic Improvements as needed to serve the Project.

**30.TRANS**

**007**

PRIOR TO ANY PROJECT  
APPROVAL

**SP - SP342/MM TRANS 2**

Status:

**RECOMMND**

Conditions:

**Informational**

MM Trans 2: The project proponent shall prepare a supplemental traffic impact study for each "Village" of development within the SP. The Village-level traffic analysis will be a refinement of the Specific Plan's Traffic Impact Study. Traffic studies for subsequent project entitlements may be required within the boundaries of Specific Plan No. 342, at the discretion of the Transportation Department. Traffic studies for such subsequent entitlements, if needed, shall identify the following:

-Parking assessment

-Site access and on-site circulation assessment

-Interaction of driveways with adjacent intersections (if appropriate)

-Impact assessment of local intersection and roadways to assist with implementation of identified mitigation measures

-Impacts to pedestrian, transit, and bicycle facilities

The City of Perris shall be given the opportunity to participate in the review the subsequent traffic study required for each village within the project.

Impacts identified in the traffic studies for implementing projects shall be mitigated.

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:

Pursuant to provisions within the DEVELOPMENT AGREEMENT, consistent with the Housing Element stipulation that land designated Highest Density Residential ("HHDR") or a minimum of 20 dwelling units per acre is appropriate for lower income households and meets affordability requirements, applicant or their successor in interest agrees to designate specific areas within the Town Center area of the Project with a minimum density of 20 dwelling units per acre based on individual project gross area. The applicant or their successor in interest shall, at a minimum, to designate at a rate of 0.10 units of all units constructed in the Project within the specific areas of the Town Center units at a density of 20 dwelling units per acre based on individual project gross area. Assuming build-out of the Project to 8,725 units, the applicant or their successor in interest will designate a ~~maximum~~minimum of 872 units inside the Town Center area to be developed at a minimum density of 20 dwelling units per acre based on individual project gross area.

Designation of the areas for the 872 units shall occur prior to the entitlement of any development within Phase 3, the Town Center, as part of the Village Refinement Plan further described in Section B.11 in the Specific Plan. Additionally, the subsequent development approvals for the entitlement and construction of the 872 units at a density of 20 dwelling units per acre shall be submitted to COUNTY by OWNER prior to the issuance of the building permit for the 4,500th dwelling unit within the Project and grading permits for the 872 units shall be issued prior to the building permit for the 5,500th dwelling unit within the Project.

However, if fewer than 8,725 units are built within the Specific Plan, then the required number of units at a minimum density of 20 dwelling units per acre within the Town Center shall be proportionately reduced in accordance with the formula of 0.10 units at a minimum density of 20 dwelling units per acre for every 1.0 unit developed within the Specific Plan. Any such reduction in the constructed units that allows for a reduction in the amount of units at a minimum density of 20 dwelling units per acre will restrict the ability to transfer these units to other Planning Areas in the Specific Plan as typically allowed by Section B.11.c of the Specific Plan. The County of Riverside acknowledges and finds that subject to compliance with the provisions of this Section 4.2.1(l), the Project is exempt from any obligation to contribute to any other on- or off-site low income housing units or other mitigation related to affordable housing.

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 project developers shall produce or cause to be produced renewable electricity, or secure GHG offsets or credits recognized or validated by the California Air Resources Board or the South Coast Air Quality Management District, that is equivalent to the installation of one photovoltaic (i.e., solar) power system no smaller than a 2-kilowatt (kW) solar panel installation for every single-family residence, and for every 1,600 square feet of non-residential roof area available for solar panels, on the project site. Offsets will be used as a backup for solar up to the equivalent of 2.0kW if the single-family residence is not build with a solar power system. This shall not apply to multi-family residences.

This condition shall apply to any implementing single-family residence and for any non-residential development with greater than 1,600 square feet of roof area. If the implementing project is multi-family residential or non-residential with less than 1,600 square feet of roof area, this condition shall be set to NOTAPPLY.

Notwithstanding the above, all implementing projects within the SPECIFIC PLAN shall comply with the Riverside County Climate Action Plan and any required measures it may include at that time.